

EXTERNAL FACADE SURVEY
TO
79 MOSLEY STREET, MANCHESTER, M2 Q
REPORT – OCTOBER 2019



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1 INTRODUCTION

1.1 *Origin of the report*

1.1.1 The report was commissioned to Quadriga Contracts Ltd by OBI Property Ltd. The purpose is to ascertain the condition of the External Façade to enable and confirm conservation requirements and Budget cost for the retention of the façade in a new development for the plot.

1.1.2 It is proposed to demolish the internal parts of the structure and the retained façade tied to and incorporated into a new development for the plot

1.1.3 The façade structure is predominantly constructed in a light buff sandstone dressings and red facing brick. Construction of the building is reported to be around 1870/ 1875. The structure has a Grade 2 listing with Historic England.

1.2 *Extent of Survey*

1.2.1 The survey was carried out between during October 2019.

1.2.2 Inspections were carried out from street level for the external façade and from internal floors for the windows and internal face of the external facade

1.2.3 The survey was requested for the purpose of recording current defects to the stonework, brickwork, granite at ground floor, Windows (predominantly traditional cased frame with Sliding sashes) Internal finishes to the external wall, and pavement lights to establish a conservation strategy for repairs and budget costings for such repairs.

1.2.4 The type of defects requested to be recorded were:

- *Exfoliation (lamination and scaling) to stonework.*
- *Defective pointing*
- *Vegetation*
- *Cracking/fractures /fissures/joint movement*
- *Metal fixings which may corrode and subsequently damage the stone*
- *Non-metallic fixings and fixing holes*
- *Surface staining*
- Previous repairs if in a poor condition
- Any items which may be detrimental to the natural water shedding of the façade
- Any defects which may allow moisture penetration into the structure.



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- The existing condition of timber window frames.
- The existing condition of glazing to frames.
- The condition of internal timber window surrounds.
- The operation of windows
- The condition of putty's and sealants to window frames
- Internal plasterwork (to internal face of external façade)
- The condition of existing basement pavement lights

1.2.5 A schedule of defects has been prepared listing the defect type. Each defect has been given item number, which is cross referenced for location on elevation photographs. Where practicable and not repetitive defects have been photographed, each photograph being numbered and identified against an individual repair item.

1.3 *Procedures*

1.3.1 The survey was carried out on site, during October 2019 with submission of this report made in Mid October 2019. All works were carried out in accordance with the method statements submitted by Quadriga Contracts Limited, and in compliance with statutory, company and client safety policies and regulations.

1.3.2 The structure was unoccupied throughout the period of the survey with the external survey being carried out with due regard for the safety, health and welfare of members of the public.

1.4 *Inspections, Testing procedures and Limitations*

1.4.1 Inspection to the façade was based on a visual inspection from ground level with regards to the external condition of the brickwork, stonework, pavement lights and external face of the windows. The true extent of works to the high level parapet and its internal face will not be possible until full access scaffold is made available.

1.4.2 Inspection of the internal face windows, window timber surrounds and plasterwork was carried out from internal floor levels.

1.4.3 Restrictions on access to some areas were noted where there has been excessive water ingress from roof level which may have rendered floor structures to be unstable.

1.4.4 To the Ground floor area all window reveals have been blocked off with concrete blocks as a security issue. This rendered access to survey ground floor windows and their surrounds impossible at this juncture.

1.4.5 The ground floor area of Mosey Street to the left of door ED.00.01 is concealed by a 'modern' frontage. No assessment could be made of defects to the masonry behind this frontage.



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- 1.4.6 There are many windows where the pully/chord/weight system is faulty and could therefore not be opened. This restricted the inspection of windows to an internal evaluation of defects only.
- 1.4.7 The basement area was not safely accessible to assess internal basement windows or pavement lights from inside the building.
- 1.4.8 There are several areas of water ingress from faulty roof details. The affect these have had on timber surfaces adjacent to masonry (lintels, grounds to window surrounds, window surrounds and parts of the window frame and casement boxing) will not be known until opening up works are commenced.
- 1.4.9 The masonry to the roof line parapet to Mosley Street and Princess Street cannot be fully assessed from ground level or can the inside face of this parapet be viewed. A limited assessment from ground level with binoculars has been carried out for this survey.
- 1.4.10 The chimney stack to roof level on Bach George Street can not be suitably accessed to assess its condition.
- 1.4.11 All sizes and dimensions offered are approximate. Budget costings offered are based upon the defect sizes noted within the schedule. Contingencies should be allowed for further costs should defects extend beyond those stated and identified in the schedule after opening up or demolition works are complete.
- 1.4.12 The repairs proposed are based upon the view of the attending surveyor. Differing repair methods could be considered by the Conservation Authorities. Further discussions with Conservation Authorities should be undertaken to establish and agree all repair methods.
- 1.4.13 This report does not offer any view on structural defects. Where the surveyor has suspected possible structural movement, a comment has been added to the schedule, requesting that the view of a Conservation Structural Engineer is sought.
- 1.4.14 This report is limited in its scope to that as listed in previous paragraphs. Parts of the property or defects that are not relevant or outside the boundary of the report are not included within the scope of the report. The report has been commissioned for OBI Property Management Ltd for a particular purpose, this report is not intended for other parties other than the client's representatives.
- 1.4.14.1 Moisture readings to timber can differ across a timber member and are subject to variation due to climatic conditions. The readings can only measure the surface moisture content to the depth of the probes. This can only therefore be used as guide.



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2 SUMMARY OF RESULTS AND FINDINGS

2.1 *Visual Inspection, Types of Repairs and Categorization*

2.2 *External Stonework and Brickwork*

2.2.1 The building appears to have had a significant amount of masonry repairs carried out during the 1990's. Most of these repairs are in good order. Given the age of the repairs, the general condition of the masonry is good. Significant replacement of the balustrading to the small second floor balconies was undertaken during these repair works. The balconies appear in good order however have attracted significant moss growth which has hampered visual inspection.

2.2.2 Masonry was viewed to the three main elevations and a short return to the right hand side of Mosley Street.

2.2.3 Defects noted on the defects schedule are number referenced , these numbers correspond with those indicated on photographs ref 242, 516, 617, 610, 435 and 745 located in the Masonry Repair Locations folder in the Masonry Photographs in Appendix 3.

2.2.4 Suggested repair methods are based upon minimal intervention with conservation of as much of the original fabric as possible.

2.2.5 A list of common defects is listed below.

2.2.6 Light surface lamination. Commonly this is a fine surface lamination of around 1 to 3 mm thick. Common causes are poor bedding of the original stone and excessive damp penetration along with salting (efflorescence). Generally, this is not occurring to a level where public health and safety is a risk as the stone is frail, friable and of relatively small section. Light redressing of such areas is suggested.

2.2.7 Areas of heavier surface decay to the stonework where water run off could be affected have been considered for insitu mortar repairs. (common location sky surfaces to window sills).

2.2.8 Failing Mortar joints. Although not extensive the cleaning process may reveal further defects not noted from ground level. As the majority of joints to both brick and stone appear sound patch pointing to defective joints only is recommended using an appropriate colour matched lime mortar.

2.2.9 Metal fixings. There have been numerous fixings drilled into the structure, some of which are old scaffold ties. Generally, these should be removed as in time corrosion will cause expansion and bursting (staring) around the fixing. Removal with as minimum as possible disruption to the stone or brick is recommended by core drilling around the fixing and restoring the resulting hole with Restoration mortar



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- 2.2.10 Small fixings such as plastic rawl plugs or timber plugs are noted, although not detrimental structurally are disfiguring visually. Small remaining holes to be made good in appropriate restoration mortar.
- 2.2.11 Areas of damp staining and efflorescence (salting). There are a few areas around the 3rd floor where excessive moisture ingress into the structure has resulted in saturation of the stone and brick. This has had the effect of discolouring mineral and iron content in the masonry. Unfortunately, residual staining will remain after cleaning operations are complete.
- 2.2.12 Failed previous repairs are very limited in their number, however where they have been noted re applying of restoration mortar has been recommended.
- 2.2.13 Cracks and natural fissures are few but where noted pinning and pointing is suggested for cracks. In most cases natural fissures are fine (tight cracks) and would not be considered for repair.
- 2.2.14 The façade is not heavily soiled from carbon or pollution deposits. There is a small element of algae/moss growth in some areas (particularly balconies to second floor). General cleaning of the façade could be carried out by DOFF or similar cleaning process to remove loose dust deposits, algae and moss. This cleaning process would have no effect on the water staining damage at the 3rd floor level.
- 2.2.15 The ground floor masonry of part of Princess Street and Back George Street have been painted black. The paint types are not known and the extent of paint removal possible will not be know until the completion of trials. Budget costs have been applied to the defects schedule however the end result cannot be guaranteed.
- 2.2.16 The exterior sealant between the frame and the masonry would likely to have been Burnt Sand Linseed Mastic which has been overpainted. As this existing joint is not fully visible to all windows the extent of over painting onto the masonry over the years cannot be fully assessed. Allowance is therefore made for removing residual paint and mastic to the reveals once frames are removed. This may not be required in all cases and the quantity would need re-evaluating once access has been made available. It must be noted that some residual staining or paint may remain after any cleaning process. Costs for this item are indicated in the timber window section of the budget costs.
- 2.2.17 A 'modern' frontage has been planted over masonry to the ground floor of Mosley Street to the left-hand side of door ED.00.01. It is assumed that this will be removed and the area redesigned under the new development scheme. The existing masonry façade behind is currently concealed and no assessment can be made as to what remedial repairs may be required. A provisional cost for this area should be set aside by the developer outside of this report and budget costing.



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- 2.2.18 The corner to Mosley Street and Princess Street at ground floor level has a redundant bank frontage comprising of Granite, bronze frame windows, timber windows and a blue fascia. How this section works into the redevelopment scheme is not known at present or if these features are part of the listing. For the purpose of this survey it is assumed that this area will be remaining. Allowances have therefore been made for repairs to the existing granite fascia.
- 2.2.19 The extent of works to the parapet have been assessed from a ground level survey with binoculars. The full extent of defects cannot be assessed without closer examination. A contingency sum should therefore be set aside to cover potential defects particularly to the rear face.
- 2.2.20 There is a small brick chimney stack to the Back George Street elevation full assessment of any defects cannot be made from ground level and a contingency sum should be set aside for any remedial works found once access is gained to the area
- 2.2.21 There is a small element of plant growth at high level on Princes Street and Back George Street. A small bush/tree has grown at parapet level on each elevation. The extent of the root system is not determinable and a small element of take down and rebuild may be required, provisional costs have been applied to this item.
- 2.2.22 A small number of internal timber lintels at the higher floor levels have failed. Additionally, there are a number of areas where long term roof leaks could be affecting other lintels. The true extent of the problem will not be known until all internal wall finishes are removed. Consideration should be given replacing all timber lintels with new reinforced precast concrete lintels given their age and location in a solid wall. This would require consultation between Local Conservation Authorities and the project Structural Engineer. One lintel to the 3rd floor on Mosley Street has previously been replaced in concrete. For the purpose of this report and budget costings those lintels showing possible failure are costed as replacement in new HS precast lintels. A provisional cost is shown for full replacement to all lintels assuming all other window lintels are timber. The detail and construction of basement window heads is not known and no cost or comments are therefore offered in this report.

2.3 *Window Frames*

- 2.3.1 It is understood that all windows are to be removed to enable secure restraint of the structure for the retained façade scheme.
- 2.3.2 The majority of windows are of Cased double sliding sash design. Several windows have had the sashes removed and have been fixed glazed as a full glazed panel (predominantly ground floor Princess Street). There are small number windows on the Back George Street elevation that have been changed for side hung casement windows.



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- 2.3.3 Guidance will be required to assess which windows are covered by the listing for the building and could be suitable for reverting back to full Cased and framed sliding sash windows.
- 2.3.4 For the purpose of this report where the original casement frame is still in place these would be replaced with new sliding sashes (ie ground floor Princess Street). Side hung windows have been kept as seen.
- 2.3.5 The ground floor windows have been blocked off internally. Close inspection of these window and surround is not therefore possible. It has been assumed that details would be as the 1st floor windows along Princess Street.
- 2.3.6 Similarly, the basement windows are not accessible internally to review their condition.
- 2.3.7 The schemes proposal would be to reinstate as much of the original window structure as possible in full working order where possible. Ensuring free running of sashes, weights, pulleys and chords.
- 2.3.8 Existing window fittings such as Sash Fasteners, Sash Lift hooks or Eyes, upper sash pull eyes and chord Axle pulleys are all heavily painted. These were commonly brass and assumed to be so. These could be stripped and re-polished or new supplied.
- 2.3.9 Costs to strip and re-polish all fittings per window is approximately 2 to 3 times that of new brass fittings. The client team would need to discuss with the conservation authorities the benefits of each. For budget purposes refurbishment of the existing is allowed for.
- 2.3.10 No additional locks or restrictors are included for in the scope of costs offered in this report.
- 2.3.11 All windows will require draft proofing. For this we would propose to replace all Staff and Parting beads with Mighton pre brushed, or similar approved. This is allowed for in the budget costs offered.
- 2.3.12 Where there are broken or missing metal window fittings and refurbished pieces are decided upon, these could be reclaimed from the windows in the central light well.
- 2.3.13 Provision for the replacement of all fixings to the equivalent of one floor are allowed for in the budget cost.
- 2.3.14 It is impossible to assess the operation of all the Sash Axle pulleys, ie if bearings have seized. This would not likely be known until cleaning and refurbishment is complete. A provision should therefore be made for the supply of new as a provisional cost.
- 2.3.15 The ground floor of Mosley Street has 3no modern aluminium frame windows in a 'modern' frontage. It is assumed these will be removed and the area will be covered by new frontage as part of the redevelopment.



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- 2.3.16 The corner to Mosley Street and Princess Street at ground floor level has a redundant bank frontage comprising of Granite, bronze frame windows, timber windows and a blue fascia. How this section works into the redevelopment scheme is not known at present or if these features are part of the listing. For the purpose of this survey it is assumed that this area will be remaining. Allowances have therefore been made for the removal of the windows and doors, refurbishment and reinstatement.
- 2.3.17 Many windows are not operable due to weight chords being broken, casement frames being twisted and jammed or physically tied with blocks or screws.
- 2.3.18 A small sample of timber taken from site appears to be Douglas Fir.
- 2.3.19 The condition of glazing putties where viewed was mixed. Many areas showed dry fractured putty whilst some areas appeared sound and intact. As not all window could be opened, for budgeting purposes it should be assumed that all putties are loose/failed and will require replacement. On assessment in a workshop this quantity could be reduced.
- 2.3.20 The exterior sealant between the frame and the masonry would likely to have been Burnt Sand Linseed Mastic has been patched up over the years and will require full replacement after the reinstallation of the frames.
- 2.3.21 All windows have multiple layers of paint, generally the paint finishes are still sound except to those areas noted as suffering damage, decay or water damage. The paint types are multiple. It is likely that some coatings contain lead. Testing of the paint should be undertaken prior to the works to ascertain the extent of any lead-based coatings.
- 2.3.22 The necessity for the removal of lead-based coating is debatable. The hazards are only if the surface is disturbed ie sanded, scrapped and handled or inhaled. Full removal is an expensive process and the residue classed as a Hazardous material incurring expensive disposal costs. An alternative often considered is to encapsulate the existing coatings. Frames would be scraped of loose defective paint and sanded in controlled conditions, with appropriate PPE. Defects filled and the area repainted. This finish maintains an aged appearance to the surface(texture) sometimes favoured by Conservation authorities and offers a far more economical way forward for the project funders.
- 2.3.23 The following formed the basis for the window inspections.
- 2.3.24 Visual inspection from floor level to assess missing elements, broken or missing glazing, general condition of the paintwork, visual signs of rot or decay.
- 2.3.25 A visual inspection to assess for any infestation (beetle attack).
- 2.3.26 A probe test was carried out with a sharp narrow screw driver to assess any soft/ decayed timber particularly at joints.
- 2.3.27 A moisture reading was taken, carried out in random vulnerable locations.



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- 2.3.28 1st floor window frames are approximately 1.35 m wide by 2.3 m tall.
- 2.3.29 2nd floor window frames are approximately 1.35 m wide by 2.15m tall.
- 2.3.30 3rd floor window frames are approximately 1.35 m wide by 1.85 m tall.
- 2.3.31 Physical operation of casements to assess functionality.

2.4 *Window Surrounds.*

- 2.4.1 As for the windows all surround will require removal for retention of the façade temporary supports.
- 2.4.2 The windows to Mosley Street 1st, 2nd and 3rd floors have a fully boxed reveals and a surround architrave. Most are in good order. With sections missing to some windows.
- 2.4.3 Princes Street and Back George Street windows have a planted architrave to the window frame set within the window recess. Again, most architraves appear sound with a few missing from a small number of windows.
- 2.4.4 Where sections are missing or damaged either indent repairs or full replacement would be carried out in timber of a matching profile and type.
- 2.4.5 The condition of the grounds for fixing the reveal boxing will not be known until full removal is complete, it has therefore for budgeting purpose been assumed that all ground will be replaced.
- 2.4.6 The condition of the back faces of the box reveal surround, architraves and cills will also not be known until a full strip is undertaken. It can be common for sections to appear sound on the external face and be decayed on the face adjoining the masonry structure. Fortunately, there does not appear to be substantial fungal decay or rot throughout the building which would suggest such a situation.
- 2.4.7 The issue of paint removal is as that stated for the main windows.
- 2.4.8 The existence and condition of internal surrounds to the ground floor cannot be assessed due to the reveals being fully blocked off as a security measure. It is therefore assumed for the purpose of this report that the detail and condition are as that viewed on the 1st floor of Princess Street.
- 2.4.9 Architrave width to windows vary per floor. I.E. 1st floor Mosley street are approximately 175 mm wide, 2nd floor 125 mm wide and 3rd floor 75 mm wide.

2.5 *Plaster finish to internal face of external façade*

- 2.5.1 The existing plaster finish to the internal face of the external wall to the 3^{no} elevations is generally sound with some small areas removed and others saturated due to leaks from the roof.



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- 2.5.2 It is however likely that all the plaster will have to be removed to ensure security of the retention system for the façade. Furthermore, this internal face will be exposed to the elements for a considerable time through the demolition, foundation and structure rebuilding works. A full re-plaster of the internal face would therefore likely to be required.
- 2.5.3 Internal cornices are noted in some locations as part of the ceiling structure and have not been included in the scope of this survey.
- 2.5.4 The window heads to Princess Street and Back George Street appear to have a lathe and plaster finish to produce a quarter round edge to the head reveal. This has failed in the locations where the timber lintels have failed as mentioned in the masonry section of this report.
- 2.5.5 Full replacement of the internal face in a traditional lime plaster could require up to 4no coats including spritzer, levelling coats and finish coat. It is also assumed that each head would be reinstated with lathe and plaster.
- 2.5.6 The jamb reveals to Princess Street and Back George Street all have a curved quarter round return. Where plaster has been removed it has revealed that the underlying brickwork is curved to match the radius of the plaster finish. It is assumed that the reveals to the ground floor are as this detail viewed on the first floor of Princess Street.
- 2.6 *Pavement lights***
- 2.6.1 The existing pavement lights are a mixture of infilled metal frame, concrete frame and infilled (paved over).
- 2.6.2 The only original pavement light which is intact appears to be on the corner of Princess Street and Back George Street. This is a cast iron design with large glass sections.
- 2.6.3 Adjacent metal frame units on Princess Street appear to have the metal frame intact however the glass sections have been infilled. For the purposes of budget costings, we have assumed that ALL frames are damaged and require replacement. Should they be found to be of an acceptable standard after removal suitable restoration may be considered.
- 2.6.4 For budget costing purposes the sole remaining unit has been used as guide for the manufacture of new units.
- 2.6.5 Replacement units are based upon the production of bespoke carved pattern work to suit 6no possible designs. New units would be cast in malleable cast iron (420/12), 19 castings to suite up to 14no openings.
- 2.6.6 The top 'T' section would be rebated to take an assumed 30mm toughened glass.



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- 2.6.7 It is unclear at this juncture which of the areas viewed at the location of possible pavement lights (possibly around 19) actually had them installed originally. For budgeting purposes, we have based costs on the supply and installation of all possible 19 units. Once the details of the new development are finalized adjustment can be made to the costs.
- 2.6.8 A drawing has been prepared by a specialist cast iron contractor showing the locations allowed for.
- 2.6.9 The effectiveness of the seal to the lights, the adjacent paving and the basement structure will depend on the effectiveness of the new basement detail and its coordination with paving. Consideration should be given to totally relaying the footpaths to the building.
- 2.6.10 A photograph of each possible location is offered in Appendix 3, Pavement Light folder.



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2.7 Recommendations/Specification

2.7.1 Masonry Cleaning

2.7.2 It would be proposed to clean the whole external face of the façade with DOFF Cleaning process or similar. This would remove loose dirt, moss and algae deposits.

2.7.3 Paint Removal.

2.7.4 Using a combination of poultice stripping agent/compound areas of painted masonry would have two coats of agent applied. Testing prior to the works will establish the best method and product for the paints used. Residual staining may be improved with a JOSS or very light abrasive cleaning process. It must be noted that there is a high likely hood of residual staining remaining form any coating system and that further defects to the underlying masonry may be revealed.

2.7.5 Masonry Repairs.

2.7.6 In the interest of preserving as much of the existing fabric of the structure we would recommend the following series of operations

2.7.7 A method of repair for each common defect is listed below.

2.7.8 Repairs should only be carried out by competent Restorers and Masons.

2.7.9 Defective joints

2.7.10 Open or defective joints are to be cut out to a minimum depth of 15mm or not less than twice the width of the joint. Small mechanical grinders may be used by skilled operatives only and only when it can be shown that no damage by overcutting into the stone can be achieved.

2.7.11 Joints should be brushed and flushed out with clean water to remove any loose dust.

2.7.12 A test panel of pointing mortar is to be offered prior to the works to establish a suitable lime-based mortar

2.7.13 A previously approved mortar mix is to be carefully hand tooled into the joint taking care not to smudge on to the face of the stone. Finishing with a neat mason's joint.

2.7.14 All constituents of the pointing mix shall be clean and free from contaminants and obtained from the same source throughout the works.

2.7.15 Descaling

2.7.16 Carefully descale areas of loose friable stonework, removing superficial scale and loose matter using handheld scrapers and phosphor bronze brushes to expose a sound surface.

2.7.17 Carefully hand dress catchment areas to facilitate the runoff of surface water.

2.7.18 Finish with a carborundum stone /masons drag to produce a hand rubbed finish.



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- 2.7.19 Restoration to small spalls and larger areas of lamination or decay.
- 2.7.20 Carefully cut out areas of decayed or defective stone using hand tools to leave a sound keyed surface.
- 2.7.21 Edges to repairs should be slightly undercut to assist a key and attain a minimum depth of 10mm to avoid feather edges. Repairs to be squared off to mimic stone the appearance of a stone indent
- 2.7.22 Introduce non-ferrous reinforcing rod and wire to deep areas or where repairs are projecting securing reinforcement with an appropriate polyester resin, according to need and the extent of repair.
- 2.7.23 Introduce any preformed supports according to need and the extent of repair.
- 2.7.24 Restore forward in layers in specialist Stone restoration mortar compressing well on to a pre dampened surface and around any reinforcement.
- 2.7.25 The finish is to be worked with wooden profiles to match the original profile.
- 2.7.26 Should it be found that upon cutting away that the depth of decay precludes achieving a sound mechanical base on which to apply the repair mortar it may be necessary to affect a new stone replacement.
- 2.7.27 Indenting
- 2.7.28 Prior to commencing of the works a suitably matched buff sandstone to be offered for approval for indent repairs.
- 2.7.29 Carefully cut out defective stonework ensuring that the arises of the aperture are clean, square and undamaged.
- 2.7.30 Cut out to a suitable depth to ensure a secure base for the proposed indent.
- 2.7.31 Supply a matching section of buff sandstone stone of the appropriate bed previously shaped to match the profile of the area to be repaired.
- 2.7.32 Bed on a mortar bed previously approved as the pointing mix incorporating stainless steel rods secured with an appropriate polyester resin.
- 2.7.33 On completion of the fixing, beds and joints are to be carefully pointed to match as near as possible the surrounding stonework and where applicable rubbed in to match the line of the existing stone.
- 2.7.34 Pinning
- 2.7.35 Drill a hole to achieve a right angled intersection across a fracture. The diameter of hole is to be determined by the size of the dowel pin which will be determined by the location and size of the fracture.



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- 2.7.36 Drill to penetrate into the backing masonry to a suitable depth to ensure a ridged fixing, depth to be determined on location and size of the fracture.
- 2.7.37 Carefully blowout all dust from the hole and set in a stainless-steel threaded rod in a suitable polyester resin.
- 2.7.38 Make good the drill hole with restoration mortar.
- 2.7.39 Point up the fracture with pointing mortar. It may be necessary to widen the fracture to ensure a sound key for the pointing mortar.
- 2.7.40 Long fractures may require 2 or more pins along their length

3 WINDOWS

3.1.1.1 Paint Removal

3.1.1.2 Scrape off all loose defective paint using handheld scrapers. Special Health and safety arrangements may have to be taken if the paint is confirmed to contain lead.

3.1.1.3 Apply proprietary paint remover / stripper to all remaining areas of paint, allow to dwell and strip.

3.1.1.4 Wipe surface down with white spirit and allow to dry

3.1.1.5 Sand off surface to a remove light residue.

3.1.1.6 Minor surface damage

3.1.1.7 Fill areas of small knocks, spits or spalls with proprietary wood filler.

3.1.1.8 Allow to dry and hand rub to a smooth finish ready for decoration

3.1.2 Minor Timber Repairs

3.1.2.1 Check moisture content to exposed timbers allowing the surface to dry off if any stripping agents have been used.

3.1.2.2 Where small areas of decay or excess moisture in excess of <22% are detected and do not extend fully through the effected member, the area is to be carefully routed out to sound timber. Using proprietary Timber repair resin system prime and fill the void and finish to the existing profile to the manufactures recommendations. Once cured sand off to true lines ready for decoration.

3.1.3 Medium sized timber repairs

3.1.3.1 The extent of small to medium is to be judged on site subject to the following parameters.



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- 3.1.3.2 If the section found to be decayed or wet forms a greater portion of the member, but after removal of the decayed timber the section is still structurally stable, a section of appropriate approved matching profiled timber may be imbedded in the resin to fill the majority of the void, leaving the surface of the embedded timber to the front face of the repair.
- 3.1.3.3 The rest of the repair would be undertaken as paragraph 3.1.2.2 above.
- 3.1.4 Large sized timber repairs
 - 3.1.4.1 The extent of medium to large is to be judged on site subject to the following parameters.
 - 3.1.4.2 If the section found to be decayed or wet forms a greater portion of the member, and after removal of the decayed timber the section is structurally unstable or has substantially been removed it is to be replaced with a section of appropriate approved matching profiled timber jointed where possible in the original detail. However, should achieving such a detail result in significant destruction/disruption to the original sash or frame an amended suitable joint will be applied.
 - 3.1.4.3 All new timber sections and the existing timber where exposed are to be treated with a proprietary antifungal and pest preserver prior to fixing but after any cutting procedures.
 - 3.1.4.4 All joints to be glued.
 - 3.1.4.5 Area to be lightly sanded in preparation for redecoration
- 3.1.5 Sash or frame replacement
 - 3.1.5.1 Where a substantial part of a frame of sash is affected by rot or high moisture content or is missing, a new frame or sash is to be constructed out of the approved timber to profiles and sizes matching that of the original window.
 - 3.1.5.2 All cut ends are to be treated for fungal and pest attack with proprietary wood preserver before assembly and after all cutting procedures.
- 3.1.6 Stripping and reinstatement of existing frames and sashes
- 3.1.7 Each window is to be logged and referenced.
 - 3.1.7.1 Each set of frame and sashes are to be dismantled on site, keeping as much of the as possible intact and fixed together for transport purposes.
 - 3.1.7.2 Each loose section is to be tagged and referenced to that window. Any missing or sections damage/ faulty beyond repair are to be noted and recorded.
 - 3.1.7.3 All windows are to be carefully transported to a workshop/ storage facility off site.
 - 3.1.7.4 All fixtures and fittings are to be removed and set aside for paint stripping and re-polishing (subject to decision on replacement with new).
 - 3.1.7.5 All windows and sections are to be paint stripped as detailed in paragraph 3.1.1.1.



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- 3.1.7.6 Repairs are to be carried out as listed above dependant on the extent of the damage or decay.
- 3.1.7.7 Carefully return all refurbished sections to site.
- 3.1.7.8 Refix all frames casements beads and linings, fix new chords and existing weights , refix all refurbished or new metal fixtures including pulleys, sash fasters , hooks and eyes etc. Ensure window casements operate smoothly.
- 3.1.7.9 All Staff beds and parting strips are to be replaced with new Mighton pre-brushed draft strips or similar approved.
- 3.1.7.10 Glazing
- 3.1.7.11 Where sashes contain broken or cracked panes, or where redundant fans are removed, the glazing is to be replaced with new Heritage glass.
- 3.1.7.12 Please note Heritage glass does not comply with current guidelines for gazing for safety and insulation.
- 3.1.7.13 New glazing to be re-puttied in a suitable paintable heritage putty such as Hodgson Heritage putty or similar approved.
- 3.1.7.14 Existing putties which are sound can remain but where part of a side of a frame is defective the whole of that side should be replaced.
- 3.1.7.15 Pavement lights
- 3.1.7.16 The production of new cast iron frames should be by a reputable conservation manufacturer such as Calibre Ltd.
- 3.1.7.17 New units to be of Cast malleable cast iron (420/12) with new toughened glass of matching thickness to the existing. For costing purposes this is assumed to be 30mm.
- 3.1.7.18 Internal Plaster work to external façade
- 3.1.7.19 All existing plaster and lathe and plaster to be removed.
- 3.1.7.20 New plaster to comprise of 4no coats, spritzer, 2no levelling coats and a finish coat of traditional lime-based plaster, applied by a competent contactor in the heritage render sector.
- 3.1.7.21 Window heads to Princess Street and Back George Street are to lathed possibly in riven oak.
- 3.1.7.22 Reveals to the Heads and jamb returns on Princess Street and Back George elevations are to be quarter round to match the existing curved reveals.
- 3.1.7.23 All new lath should be soaked the day previous to installation and well wetted 2 hours before installation. The lathe should be damp enough to avoid absorption of mortar from the lathe into the plaster.



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- 3.1.7.24 Apply spritzer coat to masonry surfaces. Spritzer coat should be applied to pre dampened surface comprising of a wet slurry of base coat.
- 3.1.7.25 Undercoat/ scratch coats/ levelling coats. Up to two coats to be allowed for to consist of 1 part fat lime to two and half parts grit sand, which should have stood for 2 weeks and the putty used must be at least 3 months old. Just prior to application horse hair should be added at the rate of .5 kg per 100 litres. Coat is not to be over 15mm (usually 10mm). Using a blunt pointed wooden pointed create 25-35 diamond scratch pattern in wet plaster.
- 3.1.7.26 A second undercoat /scratch coat may be required to level off uneven walls.
- 3.1.7.27 Float coat to be applied 4-5 days later depending on atmospheric conditions. Consisting of 1-part fat lime to 2 and half parts well graded sand, stood for 2 weeks, putty being of at least 3 month old. Goat hair should be added prior to application at 0.5kk per 100 litres. Thickness to be circa 6 to 8 mm. Scour back with a devil float making good any shrinkage cracks over a two day period.
- 3.1.7.28 After 4 to 5 days shrinkage is complete, and surface is suitably firm (subject to atmospheric condition) apply finishing coat. Mix to be of well matured un-haired mix 1 part sieved lime putty to 1 part fine silica sand, floated to a fine finish.



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4 Defects Schedules

- 4.1.1 A schedule of defects for Masonry repairs is located in Appendix 1 .
- 4.1.2 The schedule is split into elevations, with refence to floor locations, repair reference location number as indicated on the elevation photograph in Appendix 3. Quantities are offered against each item.
- 4.1.3 Each defect has been given an abbreviation as to the type of defect (please see first page of schedule for the listing of defects and abbreviations).
- 4.1.4 Each defect has a proposed repair method listed. These too are offered in an abbreviated form (please see first page of schedule for listing of repairs and abbreviations). Please note these proposed repairs are subject to discussion and amendment after discussion with relevant Conservation Authorities.
- 4.1.5 Approximate sizes are given against defects where appropriate. These are indicative only. A reference is made alongside this as to the unit used in the measurement of the item. It is important to note that the extent of hollow areas and failing previous repairs may grow during the opening up/cutting out process.
- 4.1.6 Repointing is listed with a minimum measure per joint / section of 500mm and is summarized in meters linear.
- 4.1.7 A comments section is offered for further assistance in accessing the item where applicable.
- 4.1.8 Some individual items are photographed and referenced with a copy of the photograph in Appendix 3
- 4.1.9 A schedule of defects for Window repairs is located in Appendix 1. Each window is referenced as indicated on elevation drawings 79MS-PRP-V1-DR-A-04007 AND 04008 in Appendix 4.
- 4.1.10 Photographs of some typical defects/windows are in Appendix 3.
- 4.1.11 A schedule of repairs /defects for Window Surrounds is located in Appendix 1.
- 4.1.12 Removal of paint coatings to both masonry and timber may reveal further defects.
- 4.1.13 Areas of moister ingress may reveal further defects to hidden surfaces.



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5 Photographs

- 5.1.1 Photographs of typical or unusual repairs are offered in each section.
- 5.1.2 Photographs are numbered using the last three digits of three JPG file number.
- 5.1.3 Repairs for masonry works are shown on elevation photographs. The Item reference for each repair is marked on the elevation photographs. These correspond to the item number reference on the repair schedule
- 5.1.4 Photo graphs for window and window surround repairs are for general assistance in identifying the style of window and understanding the details.
- 5.1.5 Each location for the pavement lights is given in the section relation to for the pavement lights.
- 5.1.6 Please not comments given on some photographs identifying a defect or point being emphasised.



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6 Budget Costings

- 6.1.1 Budget costings for Masonry works based on the Schedule in Appendix 1 is located in Appendix 2.
- 6.1.2 Budget costings for Window repair /restoration works based on the Schedule in Appendix 1 is located in Appendix 2.
- 6.1.3 Budget costings for Window Surround repair /restoration works based on the Schedule in Appendix 1 is located in Appendix 2.
- 6.1.4 Budget costs for Pavement lights is located in Appendix 2
- 6.1.5 Budget costs for plastering works is located in Appendix 2
- 6.1.6 A Summary of Budget cost for all work is in Appendix 2
- 6.1.7 Costs are offered on a budgetary basis and are based on costs for the year 2019, inflationary costs should be added for budgeting purposes dependant on the overall time schedule for the project.
- 6.1.8 No prelims relating to access, power, water, welfare are allowed for as it is assumed these would be provided by a Principal Contractor.
- 6.1.9 All dimensions are approximate and to be checked on site
- 6.1.10 All quants are to be checked against report and defects schedules.



7 APPENDIX

7.1 *Appendix 1 – Defects Schedules*

7.1.1 Masonry

7.1.2 Windows

7.1.3 Window surrounds

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT										TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT				
		WINDOW SURVEY						By Quadruga Ltd								OCTOBER 2019											
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	HINGES	SASH	LOWER SASH	UPPER SASH	INTERNAL	COMMENTS	PHOTO			
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF			
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK						
1	W01.01	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	FAN /1.16 M X 1.02M	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	3	1	NO	APPROX. OVERALL SIZE TO ALL 1ST FLOOR CASEMENTS 1.35M WIDE BY 2.3M TALL	725			
2	W01.02	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	MISSING	3	1	NO		545			
3	W01.03	M ST	1 ST	CSS	INT	2	PART OPERABLE	OK	OK	FAN /1.16 M X 1.02M	OK	DECAY TO EDGE	OK	OK	PARTING BEAD REPLACE 900MM	NONE	<15%	N/A	1	3	1	NO	MINOR DECAY TO FRONT EDGE OF CILL SUITABLE FOR RESIN REPAIR				
4	W01.04	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	FAN /1.16 M X 1.02M	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	3	1	NO					
5	W01.05	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	FAN /1.16 M X 1.02M	CRACKED / 1.16M X1.02M	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
6	W01.06	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK CURVED GLASS	OK CURVED GLASS	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
7	W01.07	M ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK CURVED GLASS	OK CURVED GLASS	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
8	W01.08	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK CURVED GLASS	OK CURVED GLASS	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
9	W01.09	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
10	W01.10	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
11	W01.11	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	BOARDED OVER ASSUMED GLAZING DAMAGE	BOARDED OVER ASSUMED GLAZING DAMAGE	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
12	W01.12	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
13	W01.13	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	CRACKED / 1.16M X1.02M	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
14	W01.14	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	BROKEN	2	1	YES		545			
15	W01.15	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		933			
16	W01.16	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO					
17	W01.17	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO					
18	W01.18	P ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	CRACKED / 1.16M X1.02M	CRACKED / 1.16M X1.02M	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO					
19	W01.19	PST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK CURVED GLASS	OK CURVED GLASS	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES					
20	W01.20	BG ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	FAN /1.16 M X 1.02M	OK	OK	OK	OK	OK	NONE	<15%	N/A	MISSING	1 INTACT , 1 MISSING	MISSING	YES		605/545/203/543			
21	W01.21	BG ST	1 ST	CSS	INT	2	NON OPERABLE	OK	CENTRE GLAZING BAR	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES	TOP SASH HAS MIDDLE GLAZING RAIL REMOVED AND REPLACED WITH 1 PANE OF GLASS. REMOVE AND REFIX NE GLAZING BAR RO MATCH LOWER SASH				
22	W01.22	BG ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO					

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT					
WINDOW SURVEY						By Quadriga Ltd						OCTOBER 2019												
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	HINGES	SASH	LOWER SASH	UPPER SASH	INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK			
23	W01.23	BG ST	1 ST	SHC	INT	2	NON OPERABLE	LH OK	RH OK	OK	OK	OK	OK	OK	OK	NONE	<15%	4 NO	2NO CASEMENT STAYS, 1 CASEMENT LATCH AND 2 SLIDING BOLTS	N/A	N/A	YES	APPROX. SIZE 1.2 M WIDE BY 1.15 M HIGH	147
24	W01.24	BG ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO	APPROX. SIZE 2.3 H X 1.3M W	615
25	W01.25	BG ST	1 ST	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO	APPROX. SIZE 2.3 H X 1.3M W	
26	W01.26	BG ST	1 ST	SHC	INT	1	OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	2	1 NO CASEMENT STAY	N/A	N/A	NO	APPROX. SIZE 2.35 H X 1.9M W 6 PANE WINDOW 2 LOWER LHS ON SIDE HUNG OPENING SASH	823
27	ALL												REPLACE GLAZING PUTTY TO ALL WINDOWS									THE EXTERNAL GLAZING PUTTY HAS DRIED AND FAILED IN MANY LOCATIONS, THE FULL EXTENT CAN NOT BE ASSESSED UNTIL FULL EXTERNAL ACCESS IS GAINED. ALLOW FOR FULL REPLACEMENT OF ALL GLAZING PUTTY AT THIS JUNCTURE		
28																								
29																								
30																								
31																								
32	W02.01	M ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO	TYPICAL WINDOW SIZE TO 2ND FLOOR 2.1M HIGH BY 1.3M WIDE. NOTE TOP SASH'S TO MOSLEY ST AND PRINCES ST HAVE CURVED TOP RAILS	206
33	W02.02	M ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO	REPLACE SECTION OF INTERNAL BEADING	451
34	W02.03	M ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
35	W02.04	M ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
36	W02.05	M ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
37	W02.06	M ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	CRACKED APPROX. 1M X 1.1M CURVED GLASS	OK	OK	OK	OK	OK	CILL <30%	<15%	N/A	BROKEN	2	1	YES	NOTE FRAME AND GLAZING CURVED TO CORNER WINDOWS	
38	W02.07	M ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES	NOTE FRAME AND GLAZING CURVED TO CORNER WINDOWS	

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT											SURVEY CARRIED OUT					
		WINDOW SURVEY						By Quadriga Ltd						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					OCTOBER 2019					
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	HINGES	SASH	LOWER SASH	UPPER SASH	INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK			
39	W02.08	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	FAN APPROX. 1M X 1.1M CURVED GLASS	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	YES	NOTE FRAME AND GLAZING CURVED TO CORNER WINDOWS	
40	W02.09	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
41	W02.10	P ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
42	W02.11	P ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
43	W02.12	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1 HOOK BROKEN , 1 OK	BROKEN	NO		
44	W02.13	P ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	INTERNAL CILL BEAD DAMAGED REPLACE APPROX. 800MM	NONE	<15%	N/A	1	2	1	NO		646
45	W02.14	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	INTERNAL CILL BEAD DAMAGED REPLACE APPROX. 800MM	NONE	<15%	N/A	1	2	1	NO		
46	W02.15	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	BROKEN APPROX. 1.1 BY 1M	OK	OK	OK	OK	NONE	<15%	N/A	BROKEN	2	1	NO		
47	W02.16	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
48	W02.17	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<20%	N/A	1	2	1	NO		
49	W02.18	P ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1 HOOK MISSING	1 NO MISSING	NO		
50	W02.19	P ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OPEN GRAIN REQUIRES FILLING	OK	OK	OK	NONE	<15%	N/A	1	2	1 NO MISSING	YES	CURVED CORNER WINDOW	
51	W02.20	BG ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	PARTING BEAD BOTH SIDES MISSING REPLACE 2 X 2M APPROX.	NONE	<15%	N/A	BROKEN	2	1	NO	NOTE CASEMENTS HAVE CENTRAL VERTICAL GLAZING RAIL	
52	W02.21	BG ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
53	W02.22	BG ST	2ND	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	2	4	2	NO	NOTE WINDOW HAS TWO SETS OF SLIDING SASHES. IE 4 FRAMES. APPROX. SIZE 2.1 WIDE BY 2.1 HIGH	
54	W02.23	BG ST	2ND	SHC	INT	4	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	CILL	<35%	8	4 CASEMENT STAYS	N/A	N/A	NO	APPROX. SIZE 1.5 M WIDE BY 2.1 M HIGH DOUBLE CASEMENT WITH LOWER AND UPPER SIDE HUNG CASEMENTS. NOTE AREA VERY WET BUT NO ROT NOTED TO FRAME	

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT					
		WINDOW SURVEY						By Quadriga Ltd					OCTOBER 2019											
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK			
55	W02.24	BG ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	BROKEN	2	MISSING	NO	NOTE CASEMENTS HAVE CENTRAL VERTICAL GLAZING RAIL	
56	W02.25	BG ST	2ND	CSS	INT	2	PART OPERABLE	NONE ORIGINAL REPLACE	OK	CRACKED	OK	OK	OK	OK	RHS BEADING MISSING	NONE	<15%	N/A	OK	MISSING	MISSING	NO	NOTE CASEMENTS HAVE CENTRAL VERTICAL GLAZING RAIL MISSING	
57	W02.26	BG ST	2ND	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO	NOTE CASEMENTS HAVE CENTRAL VERTICAL GLAZING RAIL	
58	ALL												REPLACE GLAZING PUTTY TO ALL WINDOWS									THE EXTERNAL GLAZING PUTTY HAS DRIED AND FAILED IN MANY LOCATIONS, THE FULL EXTENT CAN NOT BE ASSESSED UNTIL FULL EXTERNAL ACCESS IS GAINED. ALLOW FOR FULL REPLACEMENT OF ALL GLAZING PUTTY AT THIS JUNCTURE		
59																								
60																								
61																								
62	W03.01	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	CRACKED APPROX. 1M BY 1 M	OK	OK	OK	OPENING JOINTS TO LOWER RAIL LOWER SASH	NONE	AREA WET	N/A	1	2	1	NO	TYPICAL APPROX. FRAME SIZES TO 3RD FLOOR 1.3M WIDE BY 1.8 M TALL	
63	W03.02	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	ALL AREAS	VERY WET	N/A	1	2	1	NO	AREA SATURATED DUE TO ROOF LEAKING OVER WINDOW, SAFE ACCESS NOT POSSIBLE . WOOD WORK SATURATED. WINDOW WILL REQUIRE DRYING TO ASSESS FULL CONDITION	
64	W03.03	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
65	W03.04	M ST	3RD	CSS	INT	2	PART OPERABLE	OK	OK	TINTED FILM APPLIED	TINTED FILM APPLIED AND CRACKED	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		
66	W03.05	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	MISSING	NO		
67	W03.06	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1, ONE MISSING	1	YES		
68	W03.07	M ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1, ONE MISSING	1	YES		
69	W03.08	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1, ONE MISSING	1	YES		

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT											SURVEY CARRIED OUT						
		WINDOW SURVEY						By Quadriga Ltd						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT OCTOBER 2019						
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO	
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF	
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK				
70	W03.09	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	BROKEN APPROX. 1.1 BY 1M	OK	OK	OK	OK	NONE	<15%	N/A	BROKEN	2	1	NO			
71	W03.10	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO			
72	W03.11	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO			
73	W03.12	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO			
74	W03.13	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	PARTING BEAD MISSING RHS REPLACE WITH NEW	NONE	<15%	N/A	1	2	1	NO			
75	W03.14	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO			
76	W03.15	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	MISSING	NO			
77	W03.16	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	TOP RAIL DAMAGED RESIN REPAIR REQUIRED	CRACKED	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO		706	
78	W03.17	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1	NO			
79	W03.18	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	MISSING	NO			
80	W03.19	P ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	2	MISSING	NO			
81	W03.20	BG ST	3RD	CSS	INT	2	PART OPERABLE	OK	OK	OK	OK	OK	OK	OK	PARTING BEAD MISSING RHS REPLACE WITH NEW APPROX. 500MM	NONE	<15%	N/A	BROKEN	2	MISSING		NOTE CASEMENTS HAVE CENTRAL VERTICAL GLAZING RAIL		
82	W03.21	BG ST	3RD	CSS	INT	2	PART OPERABLE	OK	OK	TOP LH PANEL FAN , DEGLAZE APPROX. 550MM X 800MM	OK	OK	OK	OK	PARTING BEAD MISSING RHS REPLACE WITH NEW APPROX. 500MM	NONE	<15%	N/A	1	2	MISSING				
83	W03.22	BG ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	CRACKED 800X 500	OK	OK	OK	OK	NONE	<15%	N/A	1	2	1				
84	W03.23	BG ST	3RD	SHC	INT	2	NON OPERABLE	OK	OK	OK	RHS BOARDED 1.6M X 800MM	OK	OK	OK	OK	NONE	<15%	4	2 STAYS	N/A	N/A				
85	W03.24	BG ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	RHS CRACKED 500X800MM	OPEN GRAIN REQUIRES FILLING	OK	OK	OK	HEAD AREA WET	<15%	N/A	1	2	1				
86	W03.25	BG ST	3RD	CSS	INT	2	NON OPERABLE	OK	OK	OK	OK	OK	OK	OK	OK	NONE	<15%	N/A	1	1 AND 1 MISSING	1				
87	W03.26	BG ST	3RD	CSS	INT	2	PART OPERABLE	OK	OK	OK	FILM APPLIED	WET REQUIRES REPLACEMENT	OK	LOWER 400MM WET FULL BOX SECTION REQUIRES REPLACEMENT TO LOWER PART	OK	WET CILL AND LH JAMB	WET TO <15%	N/A	1	2	1				

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT												SURVEY CARRIED OUT OCTOBER 2019				
		WINDOW SURVEY						By Quadriga Ltd						TO BE READ IN CONJUNCTION WITH SURVEY REPORT										
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK			
88	ALL												REPLACE GLAZING PUTTY TO ALL WINDOWS										THE EXTERNAL GLAZING PUTTY HAS DRIED AND FAILED IN MANY LOCATIONS, THE FULL EXTENT CAN NOT BE ASSESSED UNTIL FULL EXTERNAL ACCESS IS GAINED. ALLOW FOR FULL REPLACEMENT OF ALL GLAZING PUTTY AT THIS JUNCTURE	
89																								
90																								
91																							NOTE ALL GROUND FLOOR WINDOWS ARE BLOCKED OFF INTERNALLY AND ONLY VIEWABLE FROM PAVEMENT LEVEL	
92	ED.00.01	M ST	GF	DOOR	EXT	DOUBLE DOOR	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK		NONE	<15%	N/A	N/A	N/A	N/A	N/A	DOOR HAS BEEN ALTERED FOR SECURITY REASONS IT IS UNDERSTOOD THAT A NEW DOOR AND FRAME WILL BE REQUIRED AS DETAILED BY ARCHITECT. IT IS ALSO UNDERSTOOD THE THRESHOLD LEVELS MAY BE ADJUSTED	233
93	DITTO WINDOW ABOVE	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	REMOVED	N/A	OK	OK	OK		NONE	<15%	N/A	N/A	N/A	N/A	N/A	FRAME APPEARS SOUND BUT GLAZING REMOVED AND REQUIRES REPLACING	241
94	W.00.01	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	249
95	W.00.01A	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	249
96	W.00.02	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	AS 249

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT						SURVEY CARRIED OUT					
		WINDOW SURVEY						By Quadriga Ltd														OCTOBER 2019			
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO	
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF	
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK				
97	W.00.02A	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	AS 249	
98	W.00.03	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	AS 249	
99	W.00.03A	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	OK	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	MODERN METAL FRAMED WINDOW. ASSUMED BEING REMOVED WITH MODERN SHOP FRONTAGE	AS 249	
100	W.00.04	M ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	BRONZE FRAME APPROX. 2.6 M WIDE BY 3.6 TALL . REFURBISH METAL FRAME GIRTH APPROX. 150MM	312	
101	W.00.04 UPPER SECTION	P ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	FIXED TIMBER FRAME .COATING REQUIRES REFURBISHMENT	314	
102	W.00.05	M ST	GF	FIXED CURVED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	METAL	METAL	METAL		N/A	N/A	N/A	N/A	N/A	N/A	N/A	AS W00.04 SIZE 1.8 M X1.6 M TALL	321	
103	ED.00.02	M ST	GF	DOOR	EXT	DOUBLE DOOR	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	DAMAGE FROM PREVIOUS FIXTURES	NONE	<15%	NOT VISIBLE	LOCKS NOT VISIBLE	N/A	N/A	N/A	BRASS HANDLE AND LETTER BOX TO BE REMOVED AND RE FITTED IF DOOR IS TO BE RE UTILIZED IN NEW SCHEME. DOOR STAINED COATINGS TO BE REFURBISHED. NEW HANDLE TO BE MANUFACTURED TO MATCH EXISTING	355	
104	NO REF OVER ED.00.02	M ST / P ST	GF	FIXED	EXT	NONE	N/A	N/A	N/A	OK	N/A	NOT VISIBLE	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	FIXED TIMBER FRAME .COATING REQUIRES REFURBISHMENT	326/402/416	
105	W.00.06	P ST	GF	FIXED CURVED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	METAL	METAL	METAL		OK	N/A	N/A	N/A	N/A	N/A	N/A	AS W00.04 SIZE 1.8 M X1.6 M TALL	411	
106	W.00.07	P ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	METAL	METAL	METAL		OK	N/A	N/A	N/A	N/A	N/A	N/A	BRONZE FRAME APPROX. 2.6 M WIDE BY 3.6 TALL . REFURBISH METAL FRAME GIRTH APPROX. 150MM	AS 312	

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT					
WINDOW SURVEY						By Quadriga Ltd						OCTOBER 2019												
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK			
107	W.00.07 UPPER SECTION	P ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	FIXED TIMBER FRAME .COATING REQUIRES REFURBISHMENT	426
108	W.00.08	P ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	METAL	METAL	METAL		OK	N/A	N/A	N/A	N/A	N/A	N/A	BRONZE FRAME APPROX. 2.6 M WIDE BY 3.6 TALL . REFURBISH METAL FRAME GIRTH APPROX. 150MM	AS 312
109	W.00.08 UPPER SECTION	P ST	GF	FIXED	EXT	NONE	NONE	N/A	N/A	POSSIBLE FILM COATING REQUIRES REMOVAL	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	FIXED TIMBER FRAME .COATING REQUIRES REFURBISHMENT	AS 426
110	W.00.09	P ST	GF	CSS	EXT	2	NOT KNOWN	OK	OK	OK	OK	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	NOT KNOWN	NOT KNOWN	NOT KNOWN	BLOCK WORK	ALL GROUND FLOOR SASH WINDOWS ARE NOT FULL ACCESSIBLE INTERNALLY BLOCKED OFF. ALL ASSESSMENTS FROM EXTERNAL PAVEMENT LEVEL. NOTE ALL UPPER CASEMENTS AND HEADS HAVE CURVED TOP RAIL	445
111	W.00.10	P ST	GF	CSS	EXT	2	NOT KNOWN	OK	OK	FAN	OK	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	NOT KNOWN	NOT KNOWN	NOT KNOWN	BLOCK WORK		451
112	W.00.11	P ST	GF	CSS	EXT	2	NOT KNOWN	OK	OK	OK	OK	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	NOT KNOWN	NOT KNOWN	NOT KNOWN	BLOCK WORK		458
113	W.00.12	P ST	GF	CSS	EXT	2	NOT KNOWN	OK	OK	FAN	OK	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	NOT KNOWN	NOT KNOWN	NOT KNOWN	BLOCK WORK		502
114	ED.00.03	P ST	GF	DOOR	EXT	DOUBLE DOOR	N/A	N/A	UPPER FIXED GLAZED PANEL	OK	N/A	N/A	OK	OK		OK	<15%	NOT VISIBLE	N/A	N/A	N/A	N/A	4 PANEL DOORS. STEPS TED . DOORS WILL REQUIRE RE MAKING TALLER. HOWEVER FRAME SHOULD BE REUSABLE. SUITABILITY OF HINGES AND LETTER BOX FOR NEW SCHEME NOT KNOWN	516
115	W.00.13	P ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING	533
116	W.00.14	P ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	N/A	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING	542

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT									TO BE READ IN CONJUNCTION WITH SURVEY REPORT				SURVEY CARRIED OUT				
		WINDOW SURVEY						By Quadriga Ltd								OCTOBER 2019									
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE	WORST CASE	HINGES	SASH	LOWER	UPPER SASH	INTERNAL	COMMENTS	PHOTO	
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF	
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK				
117	W.00.15	P ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING	548	
118	W.00.16	P ST	GF	CSS/ CURVED SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	FLAT GLAZING INSTALLED ORIGINAL DETAIL TWO CURVED SASHES	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	CURVED SASHES HAVE BEEN REMOVED. NEW CURVED SASHES TO BE INSTALLED TO MATCH ON 1ST FLOOR EXISTING W01.19	555	
119	W.00.17	BG ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING . NOTE NEW SASHES TO HAVE CENTRAL GLAZING BAR TO MATCH THOSE ON 1ST FLOOR EXAMPLE W01.21 AND W01.22	605	
120	W.00.18	BG ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING . NOTE NEW SASHES TO HAVE CENTRAL GLAZING BAR TO MATCH THOSE ON 1ST FLOOR EXAMPLE W01.21 AND W01.22	610	
121	W.00.19	BG ST	GF	SHC	EXT	2	NOT KNOWN	N/A	N/A	OK	OK	OK	OK	OK		ASSUMED OK	NOT ACCESSIBLE ASSUMED <15%	NOT ACCESSIBLE ASSUME 4	NOT KNOWN ASSUME 2	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING . NOTE NEW SASHES TO HAVE CENTRAL GLAZING BAR TO MATCH THOSE ON 1ST FLOOR EXAMPLE W01.21 AND W01.22	615	
122	W.00.20	BG ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	OK	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING . NOTE NEW SASHES TO HAVE CENTRAL GLAZING BAR TO MATCH THOSE ON 1ST FLOOR EXAMPLE W01.21 AND W01.22	624	

		79 MOSLEY ST MANCHESTER						SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT						SURVEY CARRIED OUT					
		WINDOW SURVEY						By Quadriga Ltd																OCTOBER 2019	
LINE	WINDOW	ELEV	FLOOR	WINDOW	VIEW INT	NO OF	CASEMENT	LOWER	UPPER	GLAZING	GLAZING	CILL	RH JAMB	LH JAMB	OTHER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	HINGES	SASH	LOWER SASH	UPPER SASH	INTERNAL	COMMENTS	PHOTO	
REF	REF	REF	REF	TYPE	OR EXT	OPENING	OPENING	SASH	SASH	COND'N	COND'N	COND'N	COND'N	COND'N	COND'N	OR DECAY	MOISTURE		FASTENER	LIFT HOOK	PULL EYE	GLAZING		REF	
						LIGHTS	NON OPENING	COND'N	COND'N	UPPER	LOWER					TO	CONTENT %			OR EYE	OR HOOK				
123	W.00.21	BG ST	GF	CSS/ SASHES REMOVED	EXT	NONE	N/A	N/A	N/A	FAN	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK	SASHES HAVE BEEN REMOVED. NEW SASHES TO BE INSTALLED TO MATCH EXISTING . NOTE NEW SASHES TO HAVE CENTRAL GLAZING BAR TO MATCH THOSE ON 1ST FLOOR EXAMPLE W01.21 AND W01.22	631	
124	W.00.22	BG ST	GF	FIXED 6 PANEL FRAME	EXT	NONE	N/A	N/A	N/A	1 OF 6 BROKEN	N/A	OK	OK	OK		OK	NOT ACCESSIBLE ASSUMED <15%	N/A	N/A	N/A	N/A	BLOCK WORK			
125	ALL												REPLACE GLAZING PUTTY TO ALL WINDOWS										THE EXTERNAL GLAZING PUTTY HAS DRIED AND FAILED IN MANY LOCATIONS, THE FULL EXTENT CAN NOT BE ASSESSED UNTIL FULL EXTERNAL ACCESS IS GAINED. ALLOW FOR FULL REPLACEMENT OF ALL GLAZING PUTTY AT THIS JUNCTURE		
126																									

		79 MOSLEY ST MANCHESTER					SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT						SURVEY CARRIED OUT OCTOBER 2019						
		WINDOW SURROUNDS SURVEY					By Quadrige Ltd																		
LINE	WINDOW	ELEV	FLOOR	WINDOW	TIMBER	REVEAL	REVEAL	REVEAL	OUTER	OUTER	OUTER	INNER	INNER	INNER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	MAKE GOOD GENERAL	STRIP				INTERNAL	COMMENTS	PHOTO	
REF	REF	REF	REF	TYPE	CILL	BOXING RHS	BOXING LHS	BOXING HEAD	ARCHITRAVE LHS	ARCHITRAVE RHS	ARCHITRAVE HEAD	ARCHITRAVE LHS	ARCHITRAVE RHS	ARCHITRAVE HEAD	OR DECAY	MOISTURE	HOLES AND MINOR	OFF OLD				GLAZING		REF	
					CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	TO	CONTENT %	DEFECTS WITH FILLERS	PAINTWORK							
1	W.01.01	M ST	1 ST	CSS	OK	OK	OK	OK	CUT OUT APROX 40MM HIGH	CUT OUT APROX 40MM HIGH	OK	N/A	N/A	N/A	OK	<15%	YES	YES					APROX OVERALL SIZE OF SURROUND 2.5M HIGH BY 1.9 M WIDE TO ALL 5 WINDOWS W.01.1 TO W.01.05. CILL WIDTH APROX 270 MM. ARCHITRAVE SURROUND APROX WIDTH 170MM. SEE REPORT COMMENTS REGARDING CONDITION OF GROUNDS FOR BOXING AND ARCHITRAVES	725	
2	W.01.02	M ST	1 ST	CSS	OK	OK	OK	OK	CUT OUT APROX 40MM HIGH	CUT OUT APROX 40MM HIGH	OK	N/A	N/A	N/A	OK	<15%	YES	YES					SIZES AS W.01.01	333	
3	W.01.03	M ST	1 ST	CSS	OK	OK	OK	OK	CUT OUT APROX 40MM HIGH	800MMSECTION MISSING RHS	OK	N/A	N/A	N/A	OK	<15%	YES	YES					SIZES AS W.01.01		
4	W.01.04	M ST	1 ST	CSS	OK	REPAIR APROX 400MM X 40MM	OK	OK	CUT OUT APROX 40MM HIGH	CUT OUT APROX 40MM HIGH	OK	N/A	N/A	N/A	OK	<15%	YES	YES					SIZES AS W.01.01	348	
5	W.01.05	M ST	1 ST	CSS	OK	OK	OK	OK	OK	OK	OK	N/A	N/A	N/A	OK	<15%	YES	YES				YES	SIZES AS W.01.01		
6	W.01.06	M ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES	WINDOWS W01.06 TO W01.21 HAVE INTRNAL GLAZING. RETURNS ON REVEALS AR PLASTER		
7	W.01.07	M ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
8	W.01.08	M ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
9	W.01.09	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
10	W.01.10	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
11	W.01.11	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
12	W.01.12	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
13	W.01.13	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
14	W.01.14	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
15	W.01.15	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	MISSING	MISSING	MISSING	OK	<15%	YES	YES				NO			
16	W.01.16	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	MISSING	MISSING	MISSING	OK	<15%	YES	YES				YES			
17	W.01.17	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	MISSING	MISSING	MISSING	OK	<15%	YES	YES				NO			
18	W.01.18	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
19	W.01.19	P ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
20	W.01.20	BG ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES	NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
21	W.01.21	BG ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO	NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
22	W.01.22	BG ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO	NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
23	W.01.23	BG ST	1 ST	SHC	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES	NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
24	W.01.24	BG ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES					NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
25	W.01.25	BG ST	1 ST	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES					NOTE DIFFERENT STYLE TO PRONCES ST FOR INNER ARCHITRAVE		
26	W.01.26	BG ST	1 ST	SHC	OK	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A							
27																									
28																									
29																									
30	W.02.01	M ST	2ND	CSS	OK	OK	OK	OK	TOP 700MM MISSING	TOP 700MM MISSING	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				NO	SECOND FLOOR APROX OVERALL SURROUND SIZE 1.9WIDE BY 2.3 HIGH		
31	W.02.02	M ST	2ND	CSS	REPLACE	REPLACE	REPLACE	REPLACE	TOP 700MM MISSING	TOP 700MM MISSING	MISSING	N/A	N/A	N/A	AREA WET	HIGH	YES	YES				NO	WINDOW VERY WET DUE TO ROOF LEAK. ALLOW FOR REPLACING BOX SURROUND	324	
32	W.02.03	M ST	2ND	CSS	OK	OK	OK	OK	TOP 700MM MISSING	TOP 700MM MISSING	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				NO			
33	W.02.04	M ST	2ND	CSS	OK	OK	OK	OK	TOP 700MM MISSING	TOP 700MM MISSING	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				NO			
34	W.02.05	M ST	2ND	CSS	OK	OK	OK	OK	TOP 700MM MISSING	TOP 700MM MISSING	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				NO			
35	W.02.06	M ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
36	W.02.07	M ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
37	W.02.08	M ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				YES			
38	W.02.09	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
39	W.02.10	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
40	W.02.11	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
41	W.02.12	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
42	W.02.13	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			
43	W.02.14	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO			

		79 MOSLEY ST MANCHESTER					SURVEY CARRIED OUT						TO BE READ IN CONJUNCTION WITH SURVEY REPORT					SURVEY CARRIED OUT OCTOBER 2019						
		WINDOW SURROUNDS SURVEY					By Quadriga Ltd																	
LINE	WINDOW	ELEV	FLOOR	WINDOW	TIMBER	REVEAL	REVEAL	REVEAL	OUTER	OUTER	OUTER	INNER	INNER	INNER	EXCESSIVE MOISTURE	WORST CASE MOISTURE	MAKE GOOD GENERAL	STRIP				INTERNAL	COMMENTS	PHOTO
REF	REF	REF	REF	TYPE	CILL	BOXING RHS	BOXING LHS	BOXING HEAD	ARCHITRAVE LHS	ARCHITRAVE RHS	ARCHITRAVE HEAD	ARCHITRAVE LHS	ARCHITRAVE RHS	ARCHITRAVE HEAD	OR DECAY	MOISTURE	HOLES AND MINOR	OFF OLD				GLAZING		REF
					CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	CON'D	TO	CONTENT %	DEFECTS WITH FILLERS	PAINTWORK						
44	W.02.15	P ST	2ND	CSS	2 X LARGE NOTCH CUT OUT INDENT APPROX400X 30X30MM AND 200X30X30M M	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
45	W.02.16	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
46	W.02.17	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
47	W.02.18	P ST	2ND	CSS	SPLITS GLUE ANDCLAMP	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
48	W.02.19	P ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
49	W.02.20	BG ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
50	W.02.21	BG ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
51	W.02.22	BG ST	2ND	CSS	LARGE NOTCH CUT OUT INDENT APPROX400X 30X30MM	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
52	W.02.23	BG ST	2ND	SHC	WET	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	CILL WET REPLACE	<15%	YES	YES				NO		
53	W.02.24	BG ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
54	W.02.25	BG ST	2ND	CSS	LARGE NOTCH CUT OUT INDENT APPROX400X 30X30MM	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
55	W.02.26	BG ST	2ND	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	OK	OK	OK	<15%	YES	YES				NO		
56																								
57																								
58																								
59	W.03.01	M ST	3RD	CSS	OK	WET	WET	WET	OK	OK	OK	N/A	N/A	N/A	HEAD AND BOXING	HIGH	YES	YES				NO	WINDOW HEAD SATURATED LIKELY TO BE AFFECTING TO REVEALS SATURATED ALLOW FOR REPLACEMENT SUBJECT TO REVIEW WHEN STRIPPED	
60	W.03.02	M ST	3RD	CSS	WET	WET	WET	WET	WET	WET	WET	N/A	N/A	N/A	HEAD AND LHS	HIGH	YES	YES				NO	APPROX OVERALL SURROUND SIZE TO 3RD FLOOR 1.9 M WIDE BY 2M TALL. REPLACE BOXING	
61	W.03.03	M ST	3RD	CSS	OK	OK	OK	OK	OK	OK	OK	N/A	N/A	N/A	OK	<15%	YES	YES				NO		
62	W.03.04	M ST	3RD	CSS	OVER CLAD	OK	OK	OK	OK	OK	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				NO		
63	W.03.05	M ST	3RD	CSS	OK	OK	OK	OK	OK	OK	MISSING	N/A	N/A	N/A	OK	<15%	YES	YES				YES		
64	W.03.06	M ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				YES	NOTE CURVED	
65	W.03.07	M ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				YES	NOTE CURVED	
65	W.03.08	M ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				YES	NOTE CURVED	
65	W.03.09	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.10	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.11	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.12	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.13	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.14	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.15	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.16	P ST	3RD	CSS	LARGE SPLIT FILLAND PIN	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.17	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.18	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.19	P ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO	NOTE HEAD ARCHITRAVE CURVED	
65	W.03.20	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.21	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.22	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.23	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	MISSING	MISSING	MISSING	OK	<15%	YES	YES				NO		
65	W.03.24	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.25	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		
65	W.03.26	BG ST	3RD	CSS	OK	N/A	N/A	N/A	N/A	N/A	N/A	OK	N/A	OK	OK	<15%	YES	YES				NO		

		79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019										
ELEVATION REF				DEFECT TYPE		REPAIR TYPE						
	MO ST	MOSLEY STREET			FJ	FAULTY /FAILING MASONRY JOINT			RP	REPOINT		
					FIS	NATURAL FISSURE			RP	REPOINT		
	P ST	PRINCES STREET			FR	FRACTURE/CRACK			P+P	PIN AND POINT FRACTURE		
					FMJ	FAILING MASTIC JOINT			RPM	REPOINT MASTIC		
	BG ST	BACK GEORGE STREET			FPR	FAILED PREVIOUS REPAIR			REST	RESTORE		
					SP	SPALL			REST	RESTORE		
					D/L	SURFACE DECAY / LAMINATION			RED	REDRESS LAMINATING STONE		
					SFIX	SMALL PLUG OR FIXING			FIX MG	REMOVE FIXING AND MAKE GOOD		
					MF	METAL FIXING			MF MG	REMOVE AND RESTORE		
									NWP	NO WORKS PROPOSED		
									IND	INDENT NEW STONE		
			79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019									
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT	
1	MS	GF	1	257	SFIX	SMALL FIXINGS/ PLASTIC PLUGS	FIX MG	60	NO			
2	MS	GF	1A	257	MF	FIXINGS FROM CURVED FACIA SIGN					EXTENT F WORKS NOT KNOWN AS FIXING POINT HIDDEN BY FACIA. POSSIBLE INDENTING OF GRANITE REQUIRED. SUBJECT TO REVIEW AFTER FIXING. ALLOW PROVISIONAL SUM	
3	MS	GF	2	257	SFIX	TIMBER BATON FIXED TO REVEAL	FIX MG	1	NO			
4	MS	GF	3	257	MF	OLD ALARM FITTING	FIX MG	1	no			
5	MS	GF	4	516		AREA SHROUDED BY FACIA					AREA SHROUDED BY OLD FRONTAGE .FULL REMOVAL REQUIRED TO ASSESS EXTENT OF WORKS. ALLOW A PROVISIONAL SUM	
6	MS	GF	5	526+ 818+ 903	MF	METAL FIXING	MF MG	13	NO			
7	MS	GF	6	526+ 818+ 903	SFIX	SMALL FIXINGS / PLASTIC WOOD OR OLD PREVIOUS FIXING REPAIR	FIX MG	87	NO			
8	MS	GF	7	526+ 818+ 903	SFIX	SMALL PLUG OR FIXING TO GRANITE	FIX MG	34	NO			
9	MS	GF	8	526+ 818+ 903	MF	METAL FIXING TO GRANITE	MF MG	3	NO			
10	MS	GF	9	505	MF	METAL FIXING TO GRANITE	MF MG	4	NO			
11	MS	GF	10	743	MISC	OLD METAL SHOE SCRAPE	REPLACE	1	NO		OLD CAST SHOE SCRAPE TO LHS OF ENTRANCE BROKEN AND CORRODED REPLACE WITH NEW. PROVISIONAL COST	

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019										
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT	COMMENT
12	MS	GF	11	903	SP	SPALL APPROX. 75MM X 200MM TO RHS OF RH DOOR JAMB COLUMN	REST	1	NO	
13	MS	GF	12	903	FR	FRACTURE LHS OF RH DOOR JAMB COLUMN APPROX. 100X200MM	REST	1	NO	
14	MS	GF	13	526	FJ	FAILING MORTAR JOINTS TO MASONRY AREA AROUND DOORWAY REPOINT	RP	25	ML	
15	MS	GF	14	526	FR	FRACTURE OVER DOOR FROM OLD FIXING RESTORE NE 0.01 MS	REST	1	NO	
16										
17										
18										
19	MS	1ST FLOOR	15	610	FJ	REPOINT PERP JOINTS TO CORNICE 6 NO	RP	3	ML	
20	MS	1ST FLOOR	16	610	REST	SMALL SPALL TO CORNICE NE 0.01 MS	REST	1	NO	
21	MS	1ST FLOOR	17	610	PIPE	REDUNDANT PIPE REMOVE AND REPLACE WITH MATCHING BRICK	BWK	1	NO	
22	MS	1ST FLOOR	18	610	BWK	MISSING BRICK REPLACE WITH MATCHING BRICK	BWK	1	NO	
23	MS	1ST FLOOR	19	610	MF	2 METAL BRACKETS , REMOVE AND RESTORE	FIX MG	2	NO	
24	MS	1ST FLOOR	20	930	MF	METAL FIX REMOVE AND RESTORE	FIX MG	1	NO	
25	MS	1ST FLOOR	21A	930	ALARM BOX	REDUNDANT ALARM REMOVE AND RESTORE FIXING POINTS	FIX MG	1	NO	
26	MS	1ST FLOOR	21B	930	SFIX	SMALL FIXING OR PLUGS	FIX MG	3	NO	
27	MS	1ST FLOOR	21C	930	SP	SPALL TO STRING NE 0.01MS	REST	1	NO	
28	MS	1ST FLOOR	22	930	MF	METAL FIXINGS REMOVE AND RESTORE	FIX MG	4	NO	
29	MS	1ST FLOOR	23	930	MF	METAL FIXINGS REMOVE AND RESTORE	FIX MG	10	NO	
30	MS	1ST FLOOR	24	930	BWK	MISSING BRICK REPLACE WITH MATCHING BRICK	BWK	2	NO	
31	MS	1ST FLOOR	25	930	MF	METAL FIXINGS REMOVE AND RESTORE	FIX MG	2	NO	
32	MS	1ST FLOOR	26	930	D/L	BOTTOM EDGE TO CILL/STRING LAMINATING	REST	0.6	ML	
33	MS	1ST FLOOR	27	930	SP	SPALL TO WINDOW HEAD NE 0.01 MS	REST	1	NO	

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
34	MS	1ST FLOOR	28	610	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
35	MS	1ST FLOOR	29	610	ALARM BOX	REDUNDANT ALARM REMOVE AND RESTORE FIXING POINTS	FIX MG	1	NO		
36	MS	1ST FLOOR	30	610	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
37	MS	1ST FLOOR	31	610	D/L	SURFACE DECAY LAMINATION TO STONE WINDOW SURROUND(JAMB) BASES NE 0.1 MS EACH	RED	12	NO		
38	MS	1ST FLOOR	32	610	FJ	REPOINT PERP JOINTS TO CILL LEVEL STRING 13NO	RP	4	ML		
39	MS	1ST FLOOR	33	610	METAL GRILLS	CAREFULLY REMOVE , TREAT AND DECORATE METAL GRILL/ VENTS	MISC	3	NO		
40	MS	1ST FLOOR	33A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.02
41	MS	1ST FLOOR	33B		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.03
42	MS	1ST FLOOR	33C		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.04
43											
44											
45											
46	MS	2ND FL	34	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
47	MS	2ND FL	34A		D/L	LOWER RHS BALCONY RETURN, LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.06
48	MS	2ND FL	34B		D/L	LOWER LHS BALCONY RETURN, LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.06
49	MS	2ND FL	34C		D/L	LOWER LHS BALCONY RETURN, LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.07
50	MS	2ND FL	35	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
51	MS	2ND FL	36	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
52	MS	2ND FL	37	435	METAL GRILLS	CAREFULLY REMOVE , TREAT AND DECORATE METAL GRILL/ VENTS	MISC	4	NO		NOTE CLOSER INSPECTION REQUIRED TO ESTABLISH METAL TYPE AND SUITABILITY FOR REDECORATION
53	MS	2ND FL	37A	435	METAL GRILL	CAREFULLY REMOVE , TREAT AND DECORATE METAL GRILL/ VENTS	MISC	1	NO		

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LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
54	MS	2ND FL	38	435	SALTING/ EFFLORE SCENCE	AREA OF SALTING TO BRICKWORK DUE TO LONGSTANDING ISSUE WITH WATER INGRESS	MISC	3	MS		TREAT AREA WITH EFFLORESCENCE REMOVER PRIOR TO DOFF CLEANING
55	MS	2ND FL	39	435	METAL GRILL	CAREFULLY REMOVE , TREAT AND DECORATE METAL GRILL/ VENTS	MISC	1	NO		
56	MS	2ND FL	40	435	METAL GRILL	CAREFULLY REMOVE , TREAT AND DECORATE METAL GRILL/ VENTS	MISC	1	NO		
57	MS	2ND FL	41	435	FJ BWK	PATCH REPOINT DEFECTIVE JOINTS TO BRICKWORK	RP	0.5	MS		
58	MS	2ND FL	42	435	FJ BWK	PATCH REPOINT DEFECTIVE JOINTS TO BRICKWORK	RP	0.5	MS		
59	MS	2ND FL	43	435	D/L	REDRESS TO UNDERSIDE OF BALCONY	RED	1	MS		
60	MS	2ND FL	44	435	D/L	REDRESS TO UNDERSIDE OF WINDOW HEAD	RED	2	ML		
61	MS	2ND FL	45	435	D/L	REDRESS TO UNDERSIDE OF WINDOW HEAD	RED	2	ML		
62	MS	2ND FL	46	435	D/L	REDRESS TO UNDERSIDE OF WINDOW HEAD	RED	2	ML		
63	MS	2ND FL	47	435	FJ	REPOINT JOINTS TO EITHER SIDE OF 7 NO KEY STONE	RP	6	ML		
64	MS	2ND FL	48	435	FJ	REPOINT PERP JOINT BETWEEN BWK AND JAMBS TO 7NO WINDOWS	RP	40	ML		
65	MS	2ND FL	49	435	D/L	REDRESS TO UNDERSIDE OF BALCONY	RED	1	MS		
66	MS	2ND FL	50	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
67	MS	2ND FL	50A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.02
68	MS	2ND FL	50B		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.03
69	MS	2ND FL	50C		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.04
70	MS	2ND FL	50 D		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.05
71	MS	2ND FL	50E		D/L	LOWER RHS JAMB LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.05
72											
73											
74											
75	MS	3RD FL	51	435	SP BWK	SPALLED BRICK REPLACE WITH MATCHING BRICK	BWK	1	NO		

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
76	MS	3RD FL	52	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
77	MS	3RD FL	53	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
78	MS	3RD FL	54	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
79	MS	3RD FL	55	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
80	MS	3RD FL	56	435	MF	METAL FIXING REMOVE AND RESTORE	FIX MG	1	NO		
81	MS	3RD FL	57	435		AREA OF EXCESSIVE STAINING DUE TO LONG TERM WATER INGRESS	NWP				NOTE THIS ARE WILL HAVE RESIDUAL STAINING TO THE BRICK AND STONE WORK AFTER DOFF CLEANING.
82	MS	3RD FL	58	435	D/L	REDRESS LAMINATION TO SMALL STRING COURSE BELOW CORNICE AREA NE 0.1 MS	RED	1	NO		
83	MS	3RD FL	59	435	D/L	REDRESS TO WINDOW HEAD NE 0.1MS	RED	1	NO		
84	MS	3RD FL	60	435	D/L	RESTORE LAMINATING TO RHS JAMB BASE BLOCK NE 0.1 MS	REST	1	NO		
85	MS	3RD FL	61	435	D/L	REDRESS FACE TO PARAPET BLOCK NE 0.1 MS	RED	1	NO		
86	MS	3RD FL	62	435	D/L	REDRESS FACE TO PARAPET BLOCK NE 0.1 MS	RED	1	NO		
87	MS	3RD FL	70		LINTEL FAILURE	INTERNAL LINTEL FAILURE . REPLACE DEFECTIVE TIMBER WITH NEW CONCRETE LINTEL		1	NO		WINDOW 03.01 INTERNAL TIMBER LINTEL FAILED . CAREFULLY PROP, REMOVE , REPLACE WITH NEW HS CONCRETE LINTEL AS SPECIFIED BY ENGINEER. FOR BUDGET PURPOSE ALLOW FOR HS 100X150 X 2 NO
88	MS	1ST/2ND/ 3RD			FJ	PROVISIONAL QUANTITY FOR REPOINTING JOINTS MADE EVIDENT AFTER CLEANING PROCESS	RP	50	ML		
89	M ST RH RETURN										TO THE RIGHT HAND SIDE OF MOSLEY STREET ELEVATION THERE IS A SHORT RETURN T O THE ADJOINING PROPERTY.
90	MST RETURN	GF	71	149	D/L	INDENT NEW PIECE OF STONE TO BASE OF PLINTH NE 0.1 MS	IND	1	ITEM		
91	MST RETURN	GF	72	208	SPALL	SPALL AND EXPOSED BRICKWORK	REST	1	NE 0.1 MS		RESTORE SPALL AND EXPOSED BRICKWORK
92	MST RETURN	1ST + 2ND	73	221	D/L	ROUGH EXPOSED FACE TO STONE WORK	REST	12	NE 01.1M S		RESTORE 12 COURSES OF ROUGH EXPOSED STONE WORK, TIGHT ACCESS TO ADJACENT FAÇADE

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
93											
94											
95											
96	P ST	GF	1	930	PAINT	CARRY OUT TRIALS FOR PAINT REMOVING USING 3NO DIFFERING PAINT REMOVAL POULTICES AND DOFF OR HOT BOX	TEST	1	ITEM		
97	P ST	GF	1	930	PAINT	REMOVE PAINT USING MOST EFFECTIVE PROCESS IDENTIFIED AFTER TRIAL/ TEST	CLEAN	15	MS		NOTE RESIDUAL PAINT PARTICLES MAY REMAIN AFTER CLEANING
98	P ST	GF	1	930	PAINT	PROVISIONAL COST FOR JOSS CLEANING TO PAINT RESIDUE	CLEAN	15	MS		ALLOW PROVISIONAL COST FOR JOSS SYSTEM TO REMOVE PAINT RESIDUE IF REQUIRED
99	P ST	GF	2	930	SFIX	SMALL FIXING OR PLUGS ACROSS FAÇADE	FIX MG	120	NO		
100	P ST	GF	3	930	MF	LIGHT FITTING REMOVE AND MAKE GOOD STONWORK	FIX MG	2	NO		
101	P ST	GF	4	930	ALARM BOX	REDUNDANT ALARM REMOVE AND RESTORE FIXING POINTS	FIX MG	1	NO		
102	P ST	GF	5	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	5	NO		
103	P ST	GF	6	930	GRILLS/ RAILINGS	REMOVE 7NO SETS OF GRILLS TO BASEMENT WINDOWS AND MAKE GOOD 4 FIXING POINTS TO EACH	FIX MG	7	NO		
104	P ST	GF	7	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	7	NO		
105	P ST	GF	8	930+ 617 +738	D/L	REDRESS LAMINATION TO TOP OF 9 NO WINDOW HEADS ACROSS GROUND FLOOR	RED	8	ML		
106	P ST	GF	9	930	ALARM BOX	REDUNDANT ALARM REMOVE AND RESTORE FIXING POINTS	FIX MG	1	NO		
107	P ST	GF	10	930	FR	SMALL FRACTURE TO DOOR HEAD	P+P	1	NO		
108	P ST	GF	11	930+ 947		DOOR SURROUND COATED IN UNKNOWN MATERIAL	TEST	1	NO		CARRY OUT TRIAL CLEANING WITH JOSS ABRASIVE SYSTEM AND CHEMICAL AGENTS TO TEST IF REMOVAL IS FEASIBLE WITHOUT SURFACE DAMAGE. CONSIDERATION MAY HAVE TO BE GIVEN TO RE COATING THE AREA IN A SUITABLE MINERAL PAINT SYSTEM SUCH AS KIEM.
109	P ST	GF	12	930	MF	LIGHT FITTING REMOVE AND MAKE GOOD STONWORK	FIX MG	1	NO		
110	P ST	GF	13	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	14	NO		

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
111	P ST	GF	14	930	D/L	REDRESS TOP OF STRING TO COLUMN BETWEEN WINDOWS NE 0.2 MS	RED	1	NO		
112	P ST	GF	15	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	4	NO		
113	P ST	GF	16	617		AS ITEM 8					COSTING COVERED IN ITEM 8/ P ST/GF
114	P ST	GF	17	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	1	NO		
115	P ST	GF	18	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	1	NO		
116	P ST	GF	19	617	D/L	REDRESS VARIOUS AREAS OF LAMINATION TO PLINTH AREA ACROSS GROUND FLOOR. APPROX. 1.5 MS IN 10 AREAS	RED	1.5	MS		
117	P ST	GF	20	617	ALARM BOX	REDUNDANT ALARM REMOVE AND RESTORE FIXING POINTS	FIX MG	1	NO		
118	P ST	GF	21	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	4	NO		
119	P ST	GF	22	617	S FIX	SMALL FIXINGS AND PLUGS REMOVE AND MAKE GOOD TO GRANITE	FIX MG	60	NO		
120	P ST	GF	23	617	METAL GRILL	3 NO METAL GRILLS TO PLINTH MISSING . SUPPLY AND INSTALL NEW MATCHING GRILLS	NEW GRILL	3	NO		ALLOW PROVISIONAL COST OF £120 FOR SUPPLY OF NEW GRILL
121	P ST	GF	24		FJ	PROVISIONAL QUANTITY FOR REPOINTING JOINTS MADE EVIDENT AFTER CLEANING PROCESS	RP	50	ML		
122											
123											
124											
125	P ST	1ST FL	25	930	D/L	REDRESS BASE TO JAMBS 4 AREAS NE 0.1 MS	RED	4	NO		
126	P ST	1ST FL	26	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	6	NO		
127	P ST	1ST FL	27	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	7	NO		
128	P ST	1ST FLOOR	27A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.15
129	P ST	1ST FLOOR	27B		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.16
130	P ST	1ST FLOOR	27C		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.17

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LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
131	P ST	1ST FLOOR	27D		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.18
132	P ST	1ST FL	28	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
133	P ST	1ST FL	29	930	FJ BWK	PATCH REPOINT DEFECTIVE JOINTS TO BRICKWORK	RP	0.5	MS		
134	P ST	1ST FL	30	930+ 617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
135	P ST	1ST FLOOR	30A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W01.12
136	P ST	1ST FL	31	617	FR	FRACTURE TO RHS JAMB PIN AND POINT	P+P	1	NO		
137	P ST	1ST FL	32	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	7	NO		
138	P ST	1ST FL	33	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	4	NO		
139	P ST	1ST FL	34	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	4	NO		
140	P ST	1ST FL	35	617	SFIX	SMALL PLUS OR FIXINGS REMOVE AND MAKE GOOD	FIX MG	6	NO		
141	P ST	1ST FL	36	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	4	NO		
142	P ST	1ST FL	37	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	6	NO		
143	P ST	1ST FL	38	930		AREA OF EXCESSIVE STAINING DUE TO LONG TERM WATER INGRESS	NWP				NOTE THIS ARE WILL HAVE RESIDUAL STAINING TO THE BRICK AND STONE WORK AFTER DOFF CLEANING.
144											
145											
146											
147	P ST	2ND FL	39	930	D/L	REDRESS TO UNDERSIDE OF BALCONY	RED	1	MS		
148	P ST	2ND FL	39A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.09
149	P ST	2ND FL	39B		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.10
150	P ST	2ND FL	39C		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.11
151	P ST	2ND FL	39D		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.15
152	P ST	2ND FL	39E		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.16

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LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
153	P ST	2ND FL	39F		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.17
154	P ST	2ND FL	39G		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W02.18
155	P ST	2ND FL	39H		D/L	LOWER RHS JAMB LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.14
156	P ST	2ND FL	39J		D/L	LOWER RHS JAMB LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W02.19
157	P ST	2ND FL	40	930 + 120	FJ	KEY STONE DROPPED REPOINT JOINTS AROUND KEY STONE	RP	0.5	ML		KEY STONE APPEARS TO HAVE DROPPED IN THE PAST AND BEEN MADE GOOD. FURTHER MOVEMENT SEEMS TO HAVE TAKEN PLACE. AREA TO BE REVIEWED AFTER ACCESS IS AVAILABLE BY STRUCTURAL ENGINEER.
158	P ST	2ND FL	41	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
159	P ST	2ND FL	42	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
160	P ST	2ND FL	43	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
161	P ST	2ND FL	44	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
162	P ST	2ND FL	45	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
163	P ST	2ND FL	46	930	SP	RESTORE CORNER TO WINDOW HEAD NE 0.1 MS	REST	1	NO		
164	P ST	2ND FL	47	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
165	P ST	2ND FL	48	617	D/L	REDRESS ROLL MOULDING TO TOP OF KEY STONE NE 0.1 MS	RED	1	NO		
166	P ST	2ND FL	49	617	SP	RESTORE SPALL TO WINDOW HEAD NE 0.01MS	REST	1	NO		
167	P ST	2ND FL	50	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	4	NO		
168	P ST	2ND FL	51	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS TO GRANITE	FIX MG	1	NO		
169	P ST	2ND FL	52	617	D/L	REDRESS TO UNDERSIDE OF BALCONY	RED	1	MS		
170	P ST	2ND FL	53	617	D/L	REDRESS TO UNDERSIDE OF BALCONY	RED	1	MS		
171											
172											
173											

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LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
174	P ST	3RD FL	53A	930	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	1	NO		
175	P ST	3RD FL	54	930		AREA OF EXCESSIVE STAINING DUE TO LONG TERM WATER INGRESS	NWP				NOTE THIS ARE WILL HAVE RESIDUAL STAINING TO THE BRICK AND STONE WORK AFTER DOFF CLEANING.
176	P ST	3RD FL	55	930	D/L	REDRESS WINDOW HEAD NE 0.1 MS	RED	1	NO		
177	P ST	3RD FL	56	930	D/L	REDRESS TOP OF COLUMN NE 0.1 MS	RED	1	NO		
178	P ST	3RD FL	57	930	D/L	REDRESS TOP OF STRING NE 0.1 MS	RED	1	NO		
179	P ST	3RD FL	58	617	FIS	REPOINT FISSURE	RP	0.5	ML		
180	P ST	3RD FL	59	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	1	NO		
181	P ST	3RD FL	60	617	MF	REMOVE AND MAKE GOOD METAL FIXINGS	FIX MG	1	NO		
182	P ST	3RD FL	61	930	D/L	REDRESS BASE OF PARAPET BLOCK NE 0.1 MS	RED	1	NO		
183	P ST	3RD FL	62	930	D/L	REDRESS BASE OF PARAPET BLOCK NE 0.1 MS	RED	1	NO		
184	P ST	3RD FL	63	930	PLANT GROWTH	POISON PLANT IN GROWING SEASON . LEAVE TO DWELL AND REMOVE ROOT SYSTEM. PROVISIONAL SUM SUBJECT TO CLOSER INSPECTION					
185	P ST	3RD FL	64	930	D/L	REDRESS BASE OF PARAPET BLOCK NE 0.1 MS	RED	1	NO		
186	P ST	3RD FL	64A		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W03.09
187	P ST	3RD FL	65		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W03.11
188	P ST	3RD FL	66		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.1	MS		WINDOW W03.12
189	P ST	3RD FL	67		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W03.16
190	P ST	3RD FL	68		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W03.17
191	P ST	3RD FL	69		D/L	SKY SURFACE TO CILL LAMINATION AND SCALING RESTORE	REST	0.25	MS		WINDOW W03.18
192	P ST	1ST/ 2ND AND 3RD FL		930/ 617	FJ	PROVISIONAL REPOINTING TO HIGH LEVELS SUBJECT TO CLOSER INSPECTION AFTER CLEANING	RP	100	ML		
193	P ST	3RD FL									
194	P ST	3RD FL									
195	P ST	3RD FL									

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LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
196	P ST	3RD FL									
197											
198											
199											
200											
201											
202	BG ST	GF	1	745	PAINT	TRIAL PAINT REMOVAL TO BE CARRIED ALONG WITH ITEM P ST/ GF /1				118	COSTS TO BE INCLUDED IN ITEM P ST/GF/1
203	BG ST	GF	1	745	PAINT	REMOVE PAINT USING MOST EFFECTIVE PROCESS IDENTIFIED AFTER TRIAL/ TEST	CLEAN	16	MS	118	NOTE RESIDUAL PAINT PARTICLES MAY REMAIN AFTER CLEANING
204	BG ST	GF	1	745	PAINT	PROVISIONAL COST FOR JOSS CLEANING TO PAINT RESIDUE	CLEAN	16	MS	118	ALLOW PROVISIONAL COST FOR JOSS SYSTEM TO REMOVE PAINT RESIDUE IF REQUIRED
205	BG ST	GF	1	745	FJ	PROVISIONAL COST FOR REPOINTING BRICKWORK MORTAR AFTER PAINT REMOVAL	RP	9	MS		
206	BG ST	GF	2	745	D/L	PAINT REMOVAL MAY REVEAL POOR MORTAR REPAIRS OF DECAYED STONE SURFACE TO THE PLINTH TO LARGE AREAS THAT MAY NOT BE SUITABLE FOR RESTORATION . ALLOW PROVISIONAL QUANTITY OF 3 MS OF INDENTING 75 MM ON BED IN NEW STONE DRESSED TO MATCH THE EXISTING PLINTH.	INDENT	3	MS	118	
207	BG ST	GF	3	745	BWK	CUT OUT PERISHED BRICKS AND REPLACE WITH MATCHING BRICKS	BWK	16	NO		
208	BG ST	GF	4	745	AIR VENT	REMOVE OLD AIR GRILL AND REPLACE WITH MATCHING BRICK	BWK	1	NO		
209	BG ST	GF	5	745	ALARM	REMOVE OLD ALARM BOX	FIX MG	1	NO		
210	BG ST	1ST	6	745	AIR VENT	REMOVE OLD AIR GRILL AND REPLACE WITH MATCHING BRICK	BWK	18	NO		
211	BG ST	1ST	7	745	BWK	REPLACE PERISHED BRICK WITH NEW MATCHING BRICK	BWK	1	NO		
212	BG ST	3RD FL	8	745	BWK	REPLACE MISSING BRICK WITH MATCHING BRICK	BWK	1	NO		
213	BG ST	3RD FL	9	745	BWK	REPLACE PERISHED BRICK WITH NEW MATCHING BRICK	BWK	8	NO		
214	BG ST	3RD FL	10	745	BWK	REPLACE PERISHED BRICK WITH NEW MATCHING BRICK	BWK	4	NO		

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
215	BG ST	3RD FL	11	745	BWK	REPLACE PERISHED BRICK WITH NEW MATCHING BRICK TO WINDOW HEAD	BWK	4	NO		
216	BG ST	3RD FL	12	745	BWK	REPLACE PERISHED BRICK WITH NEW MATCHING BRICK	BWK	2	NO		
217	BG ST	3RD FL	13	745	FJ	PROVISIONAL ITEM SUBJECT TO CLOSER INSPECTION . REPOINT TOP 1 M ACROSS LENGTH OF ELEVATION	RP	20	MS		
218	BG ST	GF	14	745 +852	BWK	INFILL BRICKWORK TO OLD PIPE LOCATION 10NO MATCHING BRICKS	BWK	10	MNO		
219	BG ST	GF	15	745 +852	FR	REPOINT FRACTURE IN BRICKWORK TO LHS OF DOORWAY	RP	1.5	ML		
220	BG ST	GF	15 A	745 +852	FR	PROVISIONAL COST FOR POSSIBLE HELICAL BAR REPAIR RTO VERTICAL CRACK IN BRICKWORK SUBJECT TO ENGINEERS REVIEW	P+P	1.5	ML		
221	BG ST	ALL	16	745	BWK	PROVISIONAL ITEM ALLOW FOR REPLACING 20 NO PERISHED BRICKS WITH NEW MATCHING AFTER ACCESS IS MADE AVAILABLE	BWK	20	NO		
222	BG ST	3RD FL	17	0	PLANT GROWTH	POISON PLANT IN GROWING SEASON . LEAVE TO DWELL AND REMOVE ROOT SYSTEM. PROVISIONAL SUM SUBJECT TO CLOSER INSPECTION					
223											
224											
225											
226	ALL	ALL				CLEAN ALL EXTERNAL MASONRY SURFACES USING DOFF OR HOT BOX SYSTEM		1300	MS		MEASURED OVER WINDOWS
227	ALL	ALL				CLEANING TO MASTIC AND PAINT RESIDUE AROUND WINDOW PERIMETERS		630	ML		
228											
229											
230											
231	ALL	3RD FL	70		LINTEL FAILURE	INTERNAL LINTEL FAILURE . REPLACE DEFECTIVE TIMBER WITH NEW CONCRETE LINTEL		11	NO		INTERNAL TIMBER LINTEL FAILED OR UNSATURATED AREA . CAREFULLY PROP, REMOVE , REPLACE WITH NEW HS CONCRETE LINTEL AS SPECIFIED BY ENGINEER. FOR BUDGET PURPOSE ALLOW FOR HS 100X150 X 2 NO

79 MOSLEY ST MANCHESTER MASONRY SURVEY OCTOBER 2019											
LINE REF NO	ELEVATION REF	LEVEL	ITEM NO	PHOTO NO	DEFECT TYPE REF	DEFECT	REPAIR TYPE	APPROX. SIZE	UNIT		COMMENT
232	ALL	2ND FL			LINTEL FAILURE	INTERNAL LINTEL FAILURE . REPLACE DEFECTIVE TIMBER WITH NEW CONCRETE LINTEL		8	NO		AS ABOVE
233	BG ST	1ST FL			LINTEL FAILURE	INTERNAL LINTEL FAILURE . REPLACE DEFECTIVE TIMBER WITH NEW CONCRETE LINTEL		4	NO		AS ABOVE
234	3 RD	ALL			LINTEL FAILURE	PROVISIONAL REPLACE REMAINING LINTELS TO 3RD FLOOR SUBJECT TO REMOVAL OF PLASTER COATINGS AND REVIEW		14	NO		AS ABOVE PROVISIONAL NOTE ONE LINTEL ALREADY REPLACED
235	2ND	ALL			LINTEL FAILURE	PROVISIONAL REPLACE REMAINING LINTELS TO 2ND FLOOR SUBJECT TO REMOVAL OF PLASTER COATINGS AND REVIEW		18	NO		AS ABOVE PROVISIONAL
236	1ST	ALL			LINTEL FAILURE	PROVISIONAL REPLACE REMAINING LINTELS TO 1ST FLOOR SUBJECT TO REMOVAL OF PLASTER COATINGS AND REVIEW		22	NO		AS ABOVE PROVISIONAL
237											
238											
239						CONTINGENCIES					
240	ALL					PROVISIONAL COSTS TO PARAPET ONCE ACCESS IS AVAILABLE		1	ITEM		
241	BG ST					PROVISIONAL COST TO WORK S ON BRICK CHIMNEY STACK		1	ITEM		
242											
243						PRELIMS					
244						SITE SET UP		1	ITEM		
245						WORKING FORMAN		10	WEEKS		
246						TOOL BOXES		10	WEEKS		
247						CDM		1	ITEM		
248						VISITING SUPERVISION		10	WEEKS		
249											



- 7.2 *Appendix 2 – Budget costings*
- 7.2.1 Budget costs Masonry Works
- 7.2.2 Budget costs Window refurbishment
- 7.2.3 Budget costs Window Surround Refurbishment
- 7.2.4 Budget costs Pavement lights
- 7.2.5 Budget costs Plastering works



7.3 *Appendix 3 –Defect Photographs*

7.3.1 Defect photographs Masonry

7.3.2 Defects to masonry location photographs

7.3.3 Defects to windows

7.3.4 Defects to window surrounds

7.3.5 Photos of Pavement lights



OLD FIXING HOLES TO GRANITE

TIMBER TO REMOVE

OLD ALARM FITTING

FACIA TO REMOVE

PHOTO 257

QUADRIGA

0 2

METAL FIXINGS

PHOTO 505

QUADRIGA



OLD FACIA TO BE REMOVED

PHOTO 516

QUADRIGA



SPALL
OVER DOORWAY

OLD FIXINGS
TO DOOR
SUROUND



PHOTO 526



**CORRODED AND DAMAGED
SHOE SCRAPE**

PHOTO 743

QUADRIGA



**PREVIOUS OLD
FIXING
REPAIRS**



PHOTO 818

QUADRIGA



**LARGE SPALL
RHS OF RH
DOOR JAMB
COLUMN**

**OLD FIXING
POINTS AROUND
ENTRANCE TO
STONE AND
GRANITE**

**FRACTURE
LHS**

PHOTO 903

QUADRIGA

A close-up photograph of a window head on a red brick wall. The window frame is made of a light-colored material, possibly wood or composite, and features a decorative lamination moulding. The moulding is applied to the top of the window head, extending over the brickwork. The text "LAMINATING MOULDING TO TOP OF WINDOW HEAD" is overlaid on the image in bold, black, uppercase letters. The brick wall is made of red bricks with dark mortar joints. The window frame has a multi-paned design, with the top panes visible. The moulding is a light-colored, textured material that follows the contours of the window frame.

**LAMINATING MOULDING TO
TOP OF WINDOW HEAD**

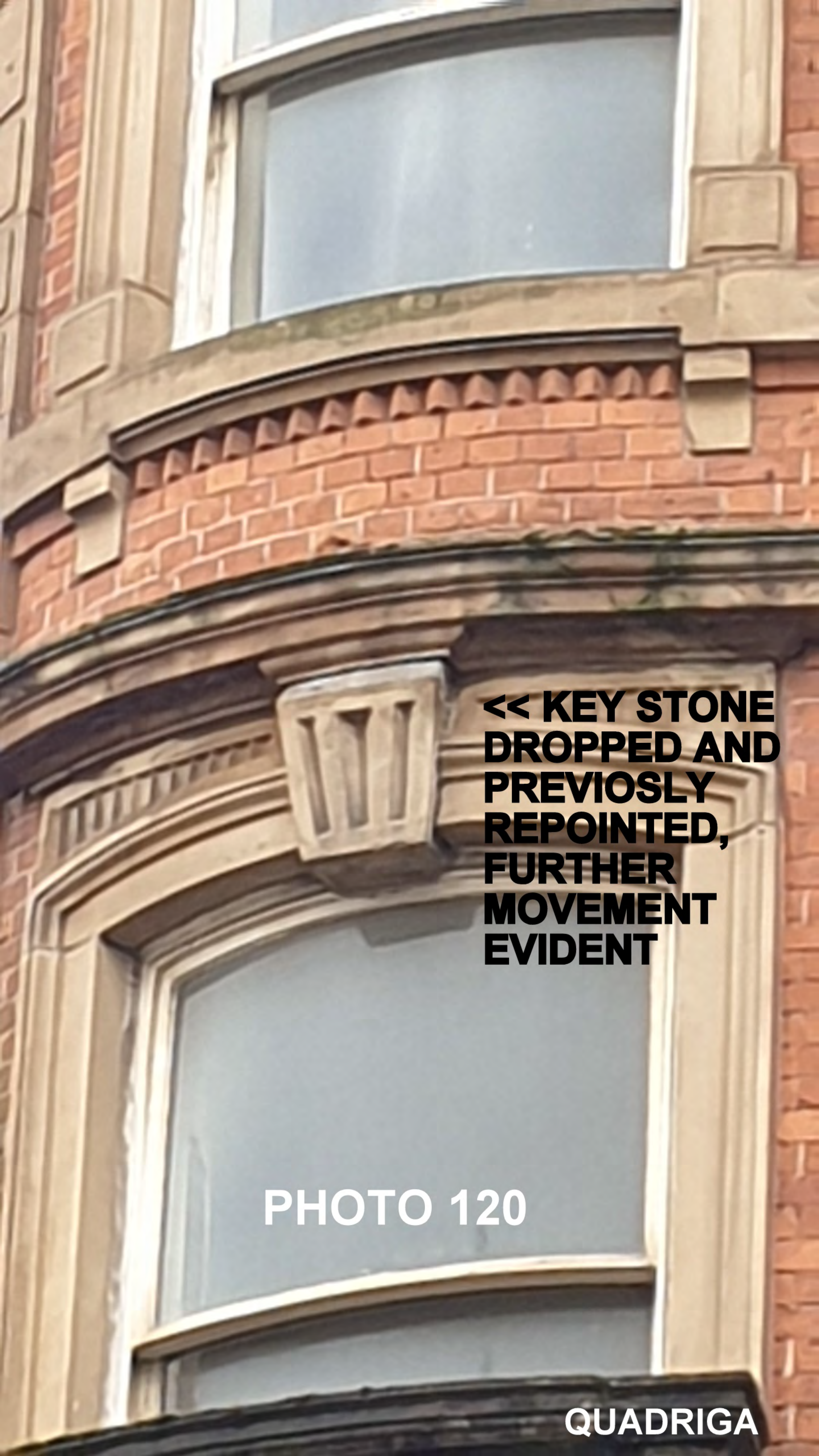
PHOTO 738

QUADRIGA

COATING TO DOOR SUROUND
UNKNOWN

PHOTO 947

QUADRIGA



**<< KEY STONE
DROPPED AND
PREVIOUSLY
REPOINTED,
FURTHER
MOVEMENT
EVIDENT**

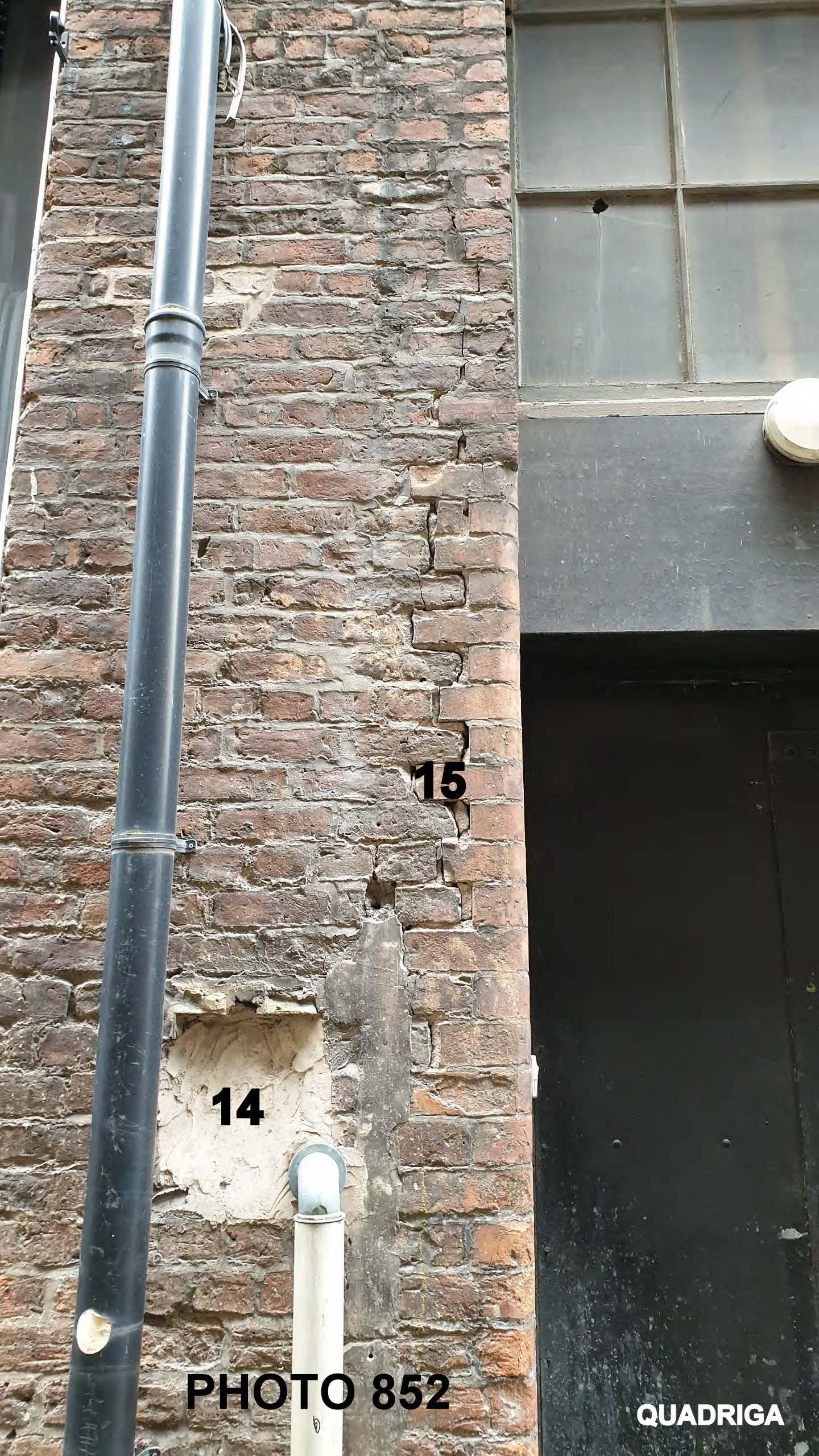
PHOTO 120

QUADRIGA

**BLACK PAINTED MASONRY TO BACK GEORGE
STREET AND LAMINATING STONE PLINTH**

PHOTO 118

QUADRIGA



15

14

PHOTO 852

QUADRIGA



**EXAMPLE OF LAMINATION AND EROSION
OF SKY SURFACE TO STONE WINDOW
SILL MOSLEY STREET**

PHOTO 920

QUADRIGA



**REVEAL TO DOOR ED 00.03
THRESHOLD TO BE LOWERD
STONE REVEAL WILL REQUIRE
REPAIR WHERE STEP REMOVED
BOTH SIDES**

PHOTO 523

QUADRIGA



**INDENT REQUIRED
TO BASE OF PLINTH
RHS RETURN TO
MOSLEY STREET**

PHOTO 149

QUADRIGA



**SPALL AND EXPOSED
BRICK TO RHS RETURN
MOSLEY ST**

PHOTO 208

QUADRIGA



**ROUGH FACE TO
QUIN RETURNS**

**EXPOSED AFTER
DEMOLITION OF
ADJACENT PROPERTY**

**RHS RETURN TO
MOSLEY STREET**

PHOTO 221

QUADRIGA

1ST FLOOR MOSLEY ST

33C

33B

33A

30>>

31

33

29
Modern
Alarms

32

19

16

15

18

17

HAT MAKER & MACHINERY BROTHERS' BOYS CLOTHING

PHOTO 610

QUADRIGA



22

27

23

21A



21C

26

21B

25

20

24

PHOTO 930

QUADRIGA



THIRD FLOOR MOSLEY ST

SECOND FLOOR MOSLEY ST

PHOTO 435

QUADRIGA



53A

63

61

62

64

69

68

67

40

41

42

43

44

46

39J

39G

39F

39E

39D

39H

39

38

29

25

26

27D

27C

27

27B

27A

28

5

8

11

4

7

10

3

3

2

9

12

13

14

15

1

6

1

6

1

6

1

6

1

PHOTO 930

QUADRIGA



66 65 58 64A 59 60
48 49 51 39A
39B 39C 52 53
31 33 36 37
30 30A 32 35
18 8 8 22
20 21 34
19 6 6 23
23 PHOTO617 23 QUADRIGA



13

8

11 9

12

10

BACK
GEORGE ST.

7

6

5

15

14

3

1

2

PHOTO 745

QUADRIGA



BELOW WINDOW W.00.01

PHOTO 604

QUADRIGA