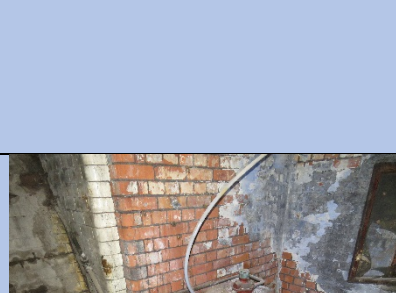


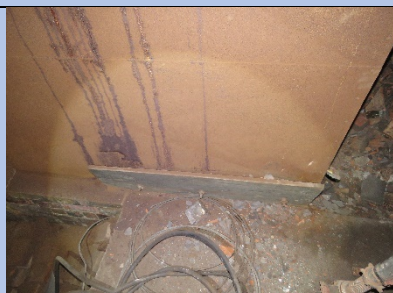
| Room Ref. | Element | Description / Item                                                   | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Photographs                                                                                                                                                                 |  |  |
|-----------|---------|----------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| B.09b     | Walls   | Paint on brick.<br>Glazed brick.                                     | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> <li>Install stud partitions to form cubicles as indicated on drawing 2433 with ply and tile board ready for tiling.</li> </ul>                                                     |                                                                                          |  |  |
|           | Ceiling | Plaster on concrete with paint finish.<br>Exposed steel beams.       | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> </ul> |                                                                                          |  |  |
|           | Floor   | Exposed concrete.                                                    | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with tiled finish. Architect to confirm tile specification.</li> </ul>                                                                                                                                                                                                                           |                                                                                         |  |  |
|           | Joinery | Door frame.<br>Glazed partition.                                     |           | Door frame and glazed partition to be removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                        |  |  |
|           | Misc.   | Remnants of Musgrave hot air and ventilation system.<br>Misc. waste. |           | <ul style="list-style-type: none"> <li>Sort through M&amp;E equipment and salvage any "Musgrave related items. Store in heritage room.</li> <li>Remove all other waste.</li> </ul>                                                                                                                                                                                                                                                                                                                           |   |  |  |

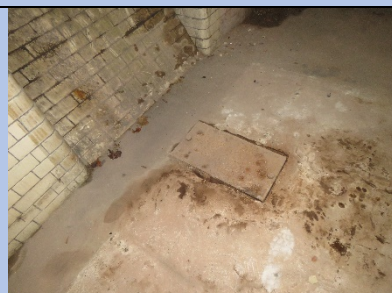
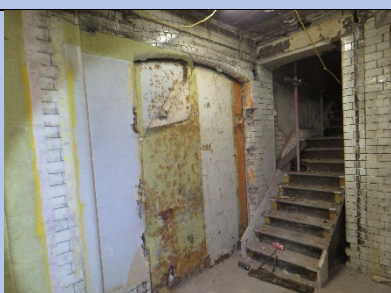
| Room Ref. | Element | Description / Item                                             | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Photographs                                                                           |                                                                                       |                                                                                       |
|-----------|---------|----------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| B.10      | Walls   | Paint on brick.<br>Glazed brick.                               | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks</li> <li>Remove all redundant fixings to walls.</li> <li>Fill hole to wall with salvaged red brick &amp; mortar.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |    |    |    |
|           | Ceiling | Plaster on concrete with paint finish.<br>Exposed steel beams. | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>Curtins to inspect pavement light condition.</li> <li>(hole in slab) CURTINS COMMENT: Floor slab repair already in Curtins defect observation survey location plans. Quadriga due to carry out these as scheduled.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> <li>Remove vegetation from pavement light.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> </ul> |    |    |    |
|           | Floor   | Exposed concrete.                                              | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                       |                                                                                       |
|           | Joinery | Door and frame.                                                |           | Proposed works <ul style="list-style-type: none"> <li>Door removed and set aside for reuse elsewhere. New fire door required.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                       |                                                                                       |
|           | Misc.   | Misc. item to ceiling.<br>Pipe from now removed M&E.           |           | <ul style="list-style-type: none"> <li>Remove all other waste.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |

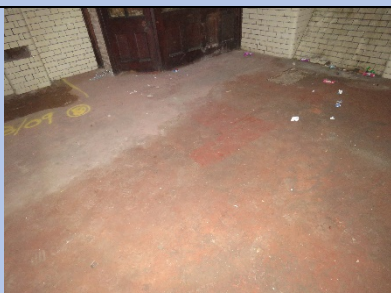
| Room Ref. | Element | Description / Item                                             | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Photographs                                                                           |                                                                                       |                                                                                     |
|-----------|---------|----------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| B.11      | Walls   | Paint on brick.<br>Glazed brick.                               | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks</li> <li>Remove all redundant fixings to walls &amp; fill holes remaining.</li> <li>Fill hole to wall with salvaged red brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 |    |    |  |
|           | Ceiling | Plaster on concrete with paint finish.<br>Exposed steel beams. | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>(hole in ceiling) CURTINS COMMENT: Floor slab repair already in Curtins defect observation survey location plans. Quadriga due to carry out these as scheduled.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> <li>Remove vegetation from pavement light.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster to be repaired and infilled where missing and treated with intumescent paint to NBS:Z12/211</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> </ul> |    |    |                                                                                     |
|           | Floor   | Exposed concrete.                                              | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |                                                                                     |
|           | Joinery |                                                                |           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |                                                                                       |                                                                                     |
|           | Misc.   | Misc. fixings to walls and ceiling.                            |           | <ul style="list-style-type: none"> <li>Remove all other waste.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                                                                       |                                                                                     |

| Room Ref. | Element | Description / Item                                                           | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photographs                                                                           |                                                                                       |                                                                                       |
|-----------|---------|------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| B.20      | Walls   | Paint on brick.<br>Glazed brick.                                             | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks.</li> <li>Remove all redundant fixings and pipework to walls (check safe and not live before any removal works). Infill holes in walls.</li> <li>Fill holes to wall with salvaged red brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> </ul>                                                                                                                                                                                                                 |    |    |    |
|           | Ceiling | Plaster on concrete with paint finish.<br>Steel beams.<br>Pavement lights    | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster to be repaired and infilled where missing.</li> <li>Install new suspended ceiling between steel beams on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> </ul> |    |    |                                                                                       |
|           | Floor   | Painted concrete with recessed channel for cables.<br>Steel drainage covers. | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>Remove steel support embedded in ground &amp; infill scar remaining.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                            |   |                                                                                       |                                                                                       |
|           | Joinery | 2no. timber cupboards, 1no. with door.                                       |           | Proposed works <ul style="list-style-type: none"> <li>Timber cupboards and doors to be removed and infilled with reclaimed brick (Check this item with Project Manager before proceeding).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                       |                                                                                       |
|           | Misc.   | Misc. fixings to walls and ceiling.<br>Incoming water main.<br>Misc. waste.  |           | <ul style="list-style-type: none"> <li>Remove all fixings to walls and ceiling. Fill holes in walls and ceiling following removal.</li> <li>Protect incoming water main.</li> <li>Remove all waste.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |

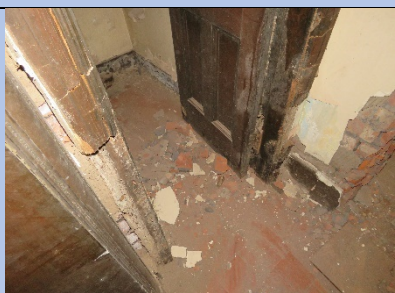
| Room Ref.         | Element | Description / Item                                                                                                                                                                        | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Photographs                                                                           |                                                                                       |                                                                                       |
|-------------------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| B.16, B.16a, B.19 | Walls   | Paint on brick.<br>Glazed brick.                                                                                                                                                          | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks.</li> <li>Remove all redundant fixings to walls.</li> <li>Fill holes to wall with salvaged red or glazed brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> <li>Install partition walls as indicated on drawing 2422.</li> </ul>                                                                                                                                                                                                                                     |    |    |    |
|                   | Ceiling | Plaster on concrete with paint finish.<br>Steel beams.<br>Pavement lights                                                                                                                 | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster to be repaired and infilled where missing.</li> <li>Install new suspended ceiling between steel beams on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> </ul> |    |    |    |
|                   | Floor   | Painted concrete.<br>Steel drainage covers.                                                                                                                                               | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>Remove toilet base. Infill hole in floor following removal.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                           |   |   |   |
|                   | Joinery | 1no. door and frame.<br>Pile of misc. joinery.                                                                                                                                            |           | <ul style="list-style-type: none"> <li>Door to be removed and set aside for reuse.</li> <li>Misc. pile of joinery to be used where possible, otherwise scrapped.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |
|                   | Misc.   | Kitchen range.<br>Non-fixed furniture / benches.<br>Misc. fixings and cables.<br>2no. vent openings.<br>Steel door.<br>Pile of salvaged bricks<br>1no. vent grille.<br>Lift door and call |           | <ul style="list-style-type: none"> <li>Record, dismantle and remove kitchen range and store in Heritage store.</li> <li>Relocate bench to heritage store room.</li> <li>Remove all non-fixed furniture, cables, fixings, misc. waste.</li> <li>Quantify bricks and relocate to site store.</li> <li>Relocate steel door to Heritage store.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                             |  |  |  |

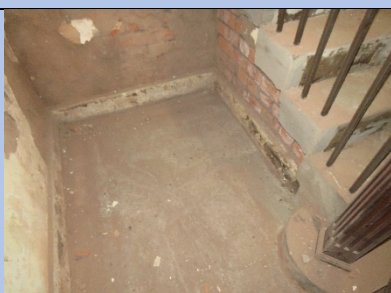
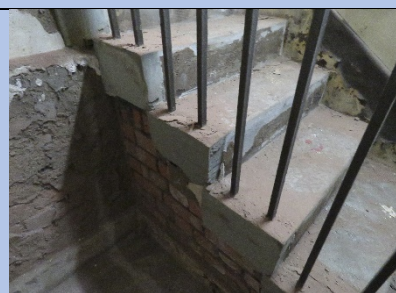
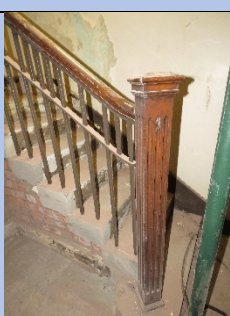
| Room Ref. | Element | Description / Item                                                            | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Photographs                                                                           |                                                                                       |                                                                                       |
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| B.15      | Walls   | Paint on brick.<br>Glazed brick.                                              | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks.</li> <li>Remove all redundant fixings to walls &amp; infill holes.</li> <li>Fill holes to wall with salvaged red or glazed brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> <li>Install partition walls as indicated on drawing 2422.</li> </ul>                                                                                                                                                                                                                                                     |    |    |                                                                                       |
|           | Ceiling | Plaster on concrete with paint finish.<br>Exposed steel beams.                | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> <li>CURTINS COMMENT: Cover redundant pavement light with galv. plate. See main Ground Floor GA.</li> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> <li>Install new suspended ceiling between steel beams on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).</li> </ul> |    |    |                                                                                       |
|           | Floor   | Exposed concrete.<br>Concrete steps.                                          | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>(infill to floor) CURTINS COMMENT: Confirmation required from Purcell / Allied London this is wanted to be infilled (in case it is of use). Price to include infill works.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                                                               |   |   |                                                                                       |
|           | Joinery | Door and frame.<br>Timber panelling to wall.                                  |           | <ul style="list-style-type: none"> <li>Door and frame to be removed and set aside for reuse</li> <li>Timber panelling to be removed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                                                                                       |
|           | Misc.   | Musgrave ventilation and heating equipment.<br>Pile of bricks from demolition |           | <ul style="list-style-type: none"> <li>Record and dismantle all “Musgrave” related items and relocate to Heritage store.</li> <li>Salvage red bricks from demolition works.</li> <li>Remove all other waste.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |

| Room Ref.           | Element | Description / Item                                                                                                                                          | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Photographs                                                                           |                                                                                       |                                                                                       |
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| B.17 + B.17a + B.18 | Walls   | Paint on brick.<br>Glazed brick, some minor areas of paint.                                                                                                 | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Remove paint and clean glazed bricks</li> <li>Remove all redundant fixings and pipework to walls (check safe and not live prior to any removal works).</li> <li>Fill holes to wall with salvaged red / glazed brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Install cavity wall tanking and drainage system as indicated on drawing 2190 (NBS tbc) with plasterboard finish, skimmed ready for decoration.</li> <li>Install partition walls as indicated on drawing 2422</li> </ul>                                                                                   |    |    |    |
|                     | Ceiling | Plaster on concrete with paint finish.<br>Painted steel beams.<br>Pavement lights                                                                           | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> <li>Install new suspended ceiling between steel beams on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).</li> </ul> |    |                                                                                       |                                                                                       |
|                     | Floor   | Painted concrete with recessed channel for cables.<br>Steel drainage covers.                                                                                | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>Remove cables and framing to recessed channel if not live.</li> <li>ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                        |   |   |   |
|                     | Joinery | Timber stairs.<br>Misc. joinery.                                                                                                                            |           | <ul style="list-style-type: none"> <li>Misc. pile of joinery to be reused where possible, otherwise scrapped.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |                                                                                       |
|                     | Misc.   | 2no. ventilation grilles.<br>Pile of salvaged bricks.<br>Original lead pipe and brackets to wall.<br>Incoming electrical cable.<br>Timber to pavement light |           | <ul style="list-style-type: none"> <li>Remove all redundant M&amp;E (check safe and not live prior to any removal works) &amp; infill holes.</li> <li>Remove all other waste.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  |  |

| Room Ref.     | Element | Description / Item                                                                                                                                   | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Photographs                                                                           |                                                                                       |                                                                                       |
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| B.23a + B.23c | Walls   | Paint on brick.<br>Glazed brick.                                                                                                                     | Fair      | <ul style="list-style-type: none"> <li>Remove all flaking paint.</li> <li>Clean glazed bricks.</li> <li>Fill holes to walls with salvaged glazed or red brick.</li> </ul> <hr/> Proposed Works <ul style="list-style-type: none"> <li>Protect glazed brick finish.</li> <li>Install partition walls as indicated on drawing 2422.</li> </ul>                                                                                                                                                                                                                                                                                                                                    |    |    |    |
|               | Ceiling | Plaster on concrete with paint finish.<br>Painted steel beams.<br>Pavement lights<br>Painted concrete steps.                                         | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Steel beams to receive intumescent paint NBS:M61/120.</li> <li>Install new suspended ceiling between steel beams on MF grid consisting of 2 layers 15mm fireboard and skim in preparation for decoration (NBS tbc).</li> </ul> |    |    |    |
|               | Floor   | Painted concrete.<br>2no. steel drainage covers.                                                                                                     | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope.</li> <li>CURTINS COMMENT: Perform slab reinstatement to B/09</li> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with vinyl finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                                                       |   |   |   |
|               | Joinery | Glazed timber partition.<br>3no. timber doors and frames.                                                                                            |           | <ul style="list-style-type: none"> <li>Remove cracked glass and any nails.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>Timber screen retained and restored. Paint to match existing.</li> <li>Doors to be removed and set aside for reuse.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                       |                                                                                       |
|               | Misc.   | Misc. timber fixed to glazed brick.<br>Concrete beam with brickwork above, partially supported by corroded steel beam?<br>Redundant pipe and fixing. |           | <ul style="list-style-type: none"> <li>Remove timber and any fixings (check safe and not live prior to any removal works).</li> <li>(Inspection to concrete and steel beam arrangement) CURTINS COMMENT: Repaint steelwork to architects fire protection specification.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                              |  |  |  |

| Room Ref.   | Element | Description / Item                                                                                                                                         | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photographs                                                                           |                                                                                       |                                                                                       |
|-------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| B.28 + B.30 | Walls   | Glazed brick.                                                                                                                                              | Fair      | <ul style="list-style-type: none"> <li>Clean glazed bricks.</li> <li>Remove all fixings.</li> <li>Fill holes to walls with salvaged glazed brick (if small holes/scars, consult Architect and either infill with mortar or leave).</li> <li>Existing steel columns to be de-rusted and treated with intumescent paint. Paint to Architect specification.</li> <li>Glazed bricks to be protected.</li> </ul>                                                                                                                                                                                                                                    |    |    |                                                                                       |
|             | Ceiling | Plaster on concrete with paint finish. Painted steel beams. Pavement lights                                                                                | Fair      | <ul style="list-style-type: none"> <li>Hammer test remaining plaster and remove any bossed plaster.</li> <li>Remove flaking paint.</li> <li>De-rust steel beams.</li> <li>ALLIED LONDON COMMENT: Pavement lights to be reviewed in full with specialist contractor, Purcell and Curtins.</li> <li>CURTINS COMMENT: Perform slab reinstatement to G/21.</li> <li>Existing exposed concrete soffit to be retained &amp; repaired to SE details.</li> <li>Plaster finish to be repaired and to receive intumescent paint treatment as per specification NBS:Z12/211.</li> <li>Steel beams to receive intumescent paint to NBS:M61/120.</li> </ul> |    |    |    |
|             | Floor   | Painted concrete. 1no. steel drainage cover.                                                                                                               | Fair      | <ul style="list-style-type: none"> <li>Remove all debris.</li> <li>ALLIED LONDON COMMENT: Curtins to advise on drainage covers. Quadriga to check civils TC28 work package scope.</li> </ul> <p>Proposed works</p> <ul style="list-style-type: none"> <li>Install cavity floor tanking system (NBS tbc) over existing concrete floor with tile finish as noted on drawing 2433.</li> </ul>                                                                                                                                                                                                                                                     |   |   |                                                                                       |
|             | Joinery | Glazed timber partition. 1no. timber door and frame. Timber staircase. Pile of timber skirting and other joinery.                                          |           | <ul style="list-style-type: none"> <li>Remove cracked glass and any nails.</li> <li>Timber screen to be removed and set aside on ground floor for reuse.</li> <li>Doors to be removed and set aside on ground floor for reuse.</li> <li>Pile of timber to be reused where possible otherwise scrapped.</li> </ul>                                                                                                                                                                                                                                                                                                                              |  |  |  |
|             | Misc.   | Misc. hooks to beams. Misc. redundant fixings to walls and ceiling. Concrete drain to perimeter of room. 7no. vent openings with 4no. ventilation grilles. |           | <ul style="list-style-type: none"> <li>Remove all redundant fixings &amp; fill holes following removal.</li> <li>Retain ventilation grilles and control. Clean heritage fixtures.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |

| Room Ref. | Element | Description / Item                                                                        | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                                         | Photographs                                                                           |                                                                                       |                                                                                       |
|-----------|---------|-------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| B.31      | Walls   | Plaster on brick with paint finish.                                                       | Fair      | <ul style="list-style-type: none"> <li>• Hammer test remaining plaster and remove any bossed plaster.</li> <li>• Remove flaking paint.</li> <li>• Remove nails &amp; infill nail holes.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>• Retain and repair existing lime plaster walls, patch in new lime where missing to NBS:M20/210.</li> </ul>                                     |    |    |                                                                                       |
|           | Ceiling | Plaster to lath with paint finish.<br>Cornice survives.                                   | Fair      | <ul style="list-style-type: none"> <li>• Hammer test remaining plaster and remove any bossed plaster.</li> <li>• Remove flaking paint.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>• Existing lath and plaster ceiling to be repaired (NBS:M20/587) and to receive intumescent paint coatings (NBS:Z12/212). Cornice to be repaired and reinstated where missing.</li> </ul>        |    |    |                                                                                       |
|           | Floor   | Wood block.<br>Red quarry tile.<br>Glazed tile to hearth.                                 | Fair      | <ul style="list-style-type: none"> <li>• Remove all debris.</li> </ul> <hr/> Proposed works <ul style="list-style-type: none"> <li>• Existing woodblock floor to be (parquet) to be taken up, refurbished, re-laid and re-sealed.</li> <li>• Existing quarry tiles to be retained and cleaned</li> <li>• Glazed tiles to be retained and cleaned if unbroken, otherwise to match adjacent flooring.</li> </ul> |   |   |   |
|           | Joinery | Skirting.<br>3no. door architraves.<br>2no. doors                                         |           | <hr/> Proposed works <ul style="list-style-type: none"> <li>• Skirting to be repaired and reinstated where missing.</li> <li>• Doors and architraves to be retained and refurbished by specialist. Treatment to match existing finish.</li> </ul>                                                                                                                                                              |  |                                                                                       |                                                                                       |
|           | Misc.   | Table<br>Ventilation grille.<br>Fireplace.<br>Window<br>Waste pipe to WC.<br>Misc. waste. |           | <ul style="list-style-type: none"> <li>• Clean and relocate table to Heritage store.</li> <li>• Clean all debris from fireplace.</li> <li>• Protect window ready for reinstatement.</li> <li>• Remove waste pipe to WC and fill hole.</li> <li>• Remove all waste.</li> </ul>                                                                                                                                  |  |  |  |

| Room Ref. | Element | Description / Item                                                 | Condition | Action                                                                                                                                                                                                                                                                                                                                                                                  | Photographs                                                                           |                                                                                       |  |
|-----------|---------|--------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|
| S10       | Walls   | Plaster on brick with paint finish.<br>Concrete skirting, painted. | Fair      | <ul style="list-style-type: none"> <li>• Hammer test remaining plaster and remove any bossed plaster.</li> <li>• Remove flaking paint.</li> <li>• Remove nails.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>• Retain and repair existing lime plaster walls, patch in new lime plaster where missing NBS:M20/210.</li> </ul>                                       |    |    |  |
|           | Ceiling | Painted stone steps.                                               | Fair      | <ul style="list-style-type: none"> <li>• Remove flaking paint.</li> </ul> Proposed works <ul style="list-style-type: none"> <li>• Underside of existing stone steps to be repaired and redecorated. Architect to advise on colour and specification of paint.</li> </ul>                                                                                                                |    |                                                                                       |  |
|           | Floor   | Stone steps.<br>Terrazzo.                                          |           | <ul style="list-style-type: none"> <li>• Remove adhesive from steps.</li> <li>• Remove debris, clean and protect terrazzo.</li> <li>• Repair any holes in terrazzo.</li> </ul>                                                                                                                                                                                                          |   |   |  |
|           | Joinery | Timber handrail.                                                   |           | <ul style="list-style-type: none"> <li>• Sand and treat timber handrail. (Consult Project Manager prior to works commencing to establish if handrail can be left in current condition).</li> <li>• Remove existing paintwork and paint balustrade ironwork. (Consult Project Manager prior to works commencing to establish if balustrade can be left in current condition).</li> </ul> |  |  |  |
|           | Misc.   | Misc. pipe and cables to wall.<br>Steel balusters.                 |           | <ul style="list-style-type: none"> <li>• Remove redundant M&amp;E (check safe and not live prior to any removal works).</li> </ul>                                                                                                                                                                                                                                                      |                                                                                       |                                                                                       |  |