

Extreme Right Hand Elevation: This abuts an adjoining development and was not accessible to inspect. There is a void to the right hand side with fine mesh grill but this is loose, particularly the bottom panel and requires re-securing.

3.2 Internal

3.2.A Staircase/Area A: The entrance is of brick and concrete paving slabs laid to falls with ponding immediately beneath the glazed screen to the left hand side.

In addition, the sealing strip to the glazed obscure unit is detached.

Ground Floor: Where the ceiling sets down adjacent to the emergency lighting, there is a crack across the full width and this crack continues in the vertical plane to the right hand side where there is a recessed pier.

There is a dip in the floor immediately beyond the matwell.

The overall perception of the floor is that it is out of level and domed.

There is evidence of weather penetration above the head rail of the rear exit doors.

There are a series of cracks in the ceiling and beyond the stairvoid.

Plaster is very irregular in the vertical plane with a strip becoming detached to the right hand side immediately forward of the heater unit.

There was a vertical crack adjacent to the main entrance door and one missing screw to the doorlock keep.

First Floor Level: There was general shrinkage cracking to the sloping soffit of the staircase where attached to the wall on the left hand side.

Further cracks have developed to the side of the glazed screen of the rear landing.

There is separation cracking in the recessed arch giving access to apartment 4, both at low level and also at high level adjacent to the de-mountable panel.

Along the landing there is a serrated crack in the plaster to the right hand side beneath the forward most light.

Further cracks have developed in the vicinity of the front wall adjacent to the lift access with outer displacement of plaster to the bottom crack and vertical cracking immediately beneath the narrow window.

General drying out and shrinkage cracking has occurred around the perimeter of the full height window.

Second Floor Level: Shrinkage cracking has occurred either side of the rear glazed screen.

There is a crack in the recessed arch giving access to apartment 5 at low level on the rear and also adjacent to the de-mountable panel.

Much fainter cracking was noted adjacent to the de-mountable panel alongside access to apartment 6.

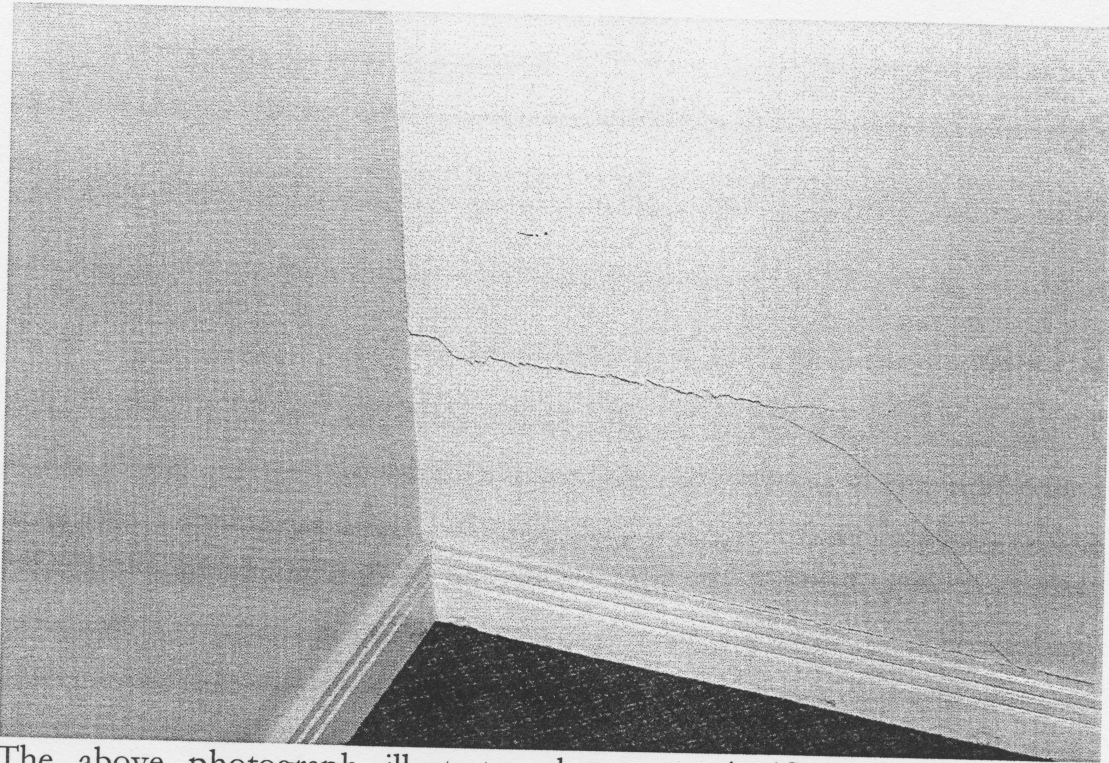
Perimeter cracking has occurred around the two full height narrow glazed screens either side of the lift together with minor cracking alongside the skirting.

Third Floor Level: There is a crack through the joint of the string to the stairwell alongside one of the balustrading posts.

Hairline cracking has occurred in the recessed arch giving access to apartment 7.

Wall to ceiling cracking has occurred around the perimeter.

There is minor cracking around the perimeter of the full height narrow windows either side of the lift.



The above photograph illustrates the most significant cracking adjacent to the lift at first floor level in staircase communal area A. Also at ground floor the quality of finish to the skirting in the curved section is extremely poor.

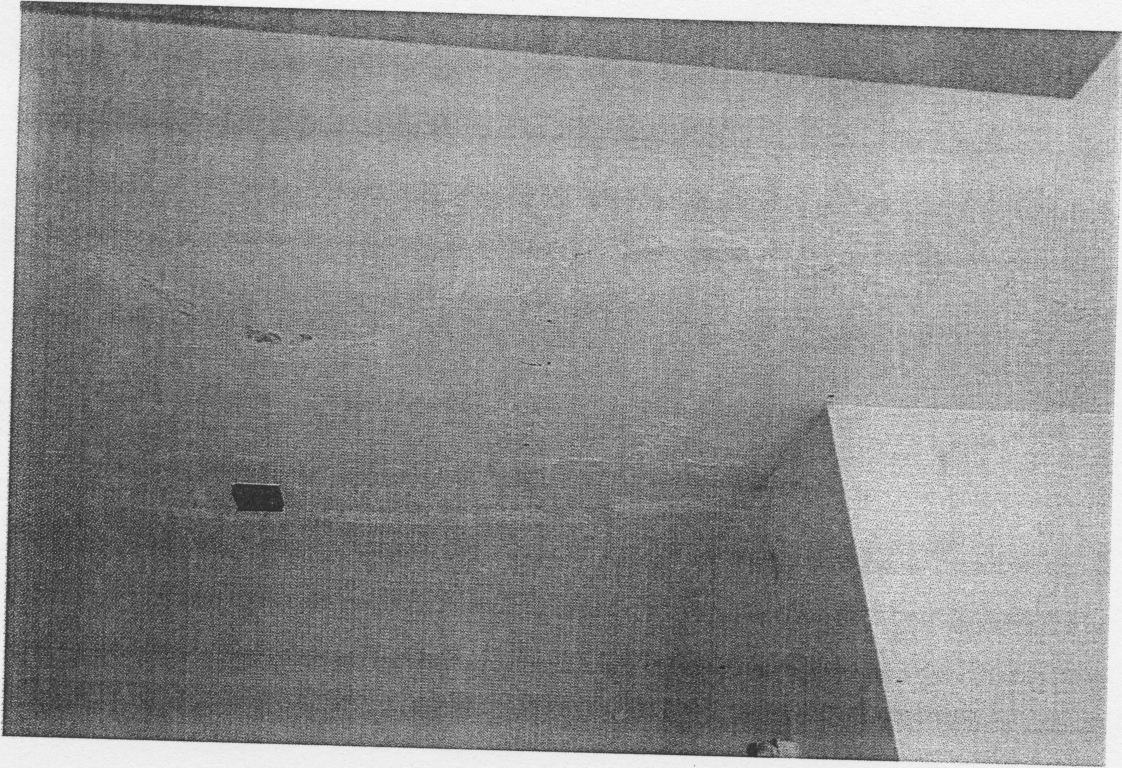
Staircase Leading Down to Basement Access: There is damaged section of plaster which is possibly caused by over-pulling of the door closer unit.

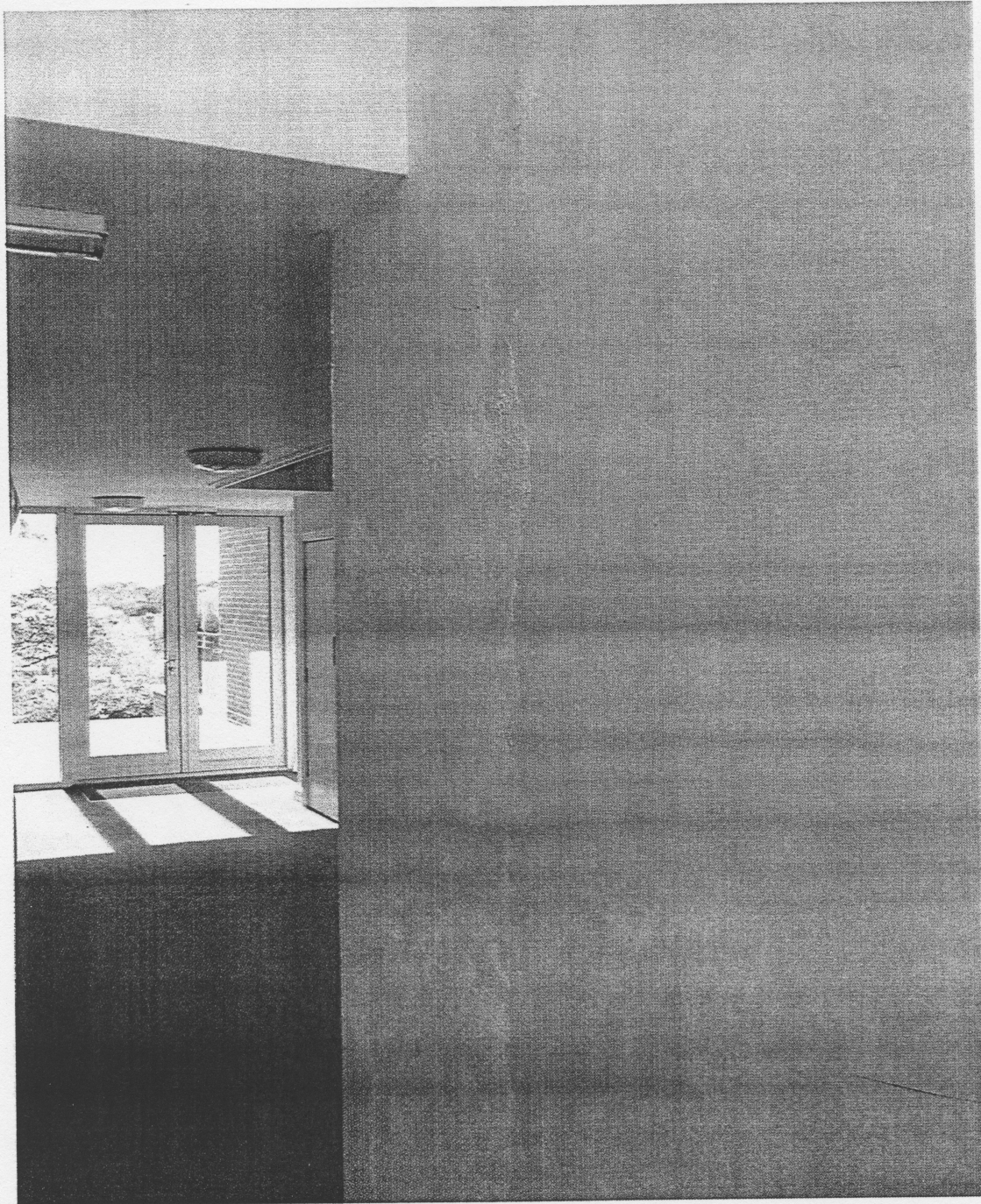
There is an untreated piece of timber above the head of the window.

3.2B Staircase/Area B

Ground Floor Level: A previous repair has been undertaken where the balustrading to the left hand side is built into the render and this texture and finish does not match.

There is significant weather penetration and damp staining immediately as you walk through, either side of the walls and also to the ceiling.





The above photograph further illustrates the damp staining.

There is further damp staining to the side wall alongside the full height narrow glazed screen to the lift wall.

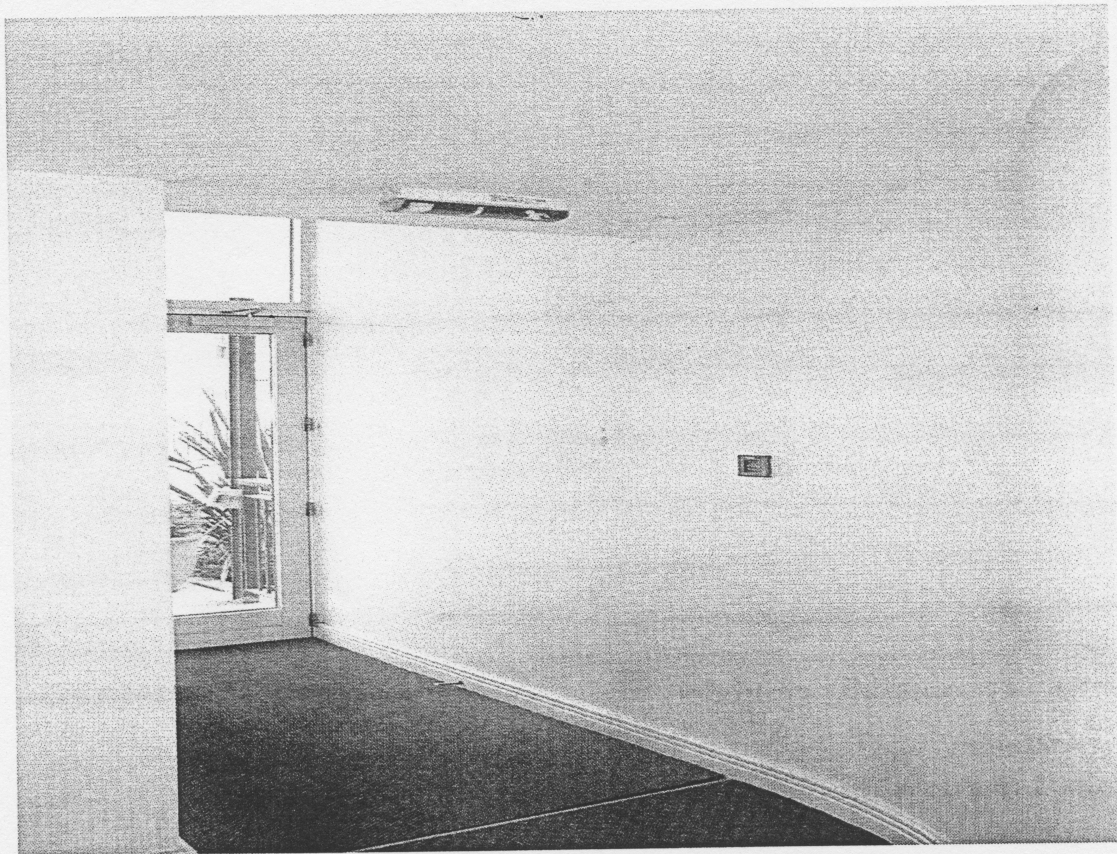
The internal door handle is loose.

The quality of finish to the skirting where dressed around the curved section is very poor.

There is a crack to the recessed arch giving access through to apartment 9 and general cracking around the ceiling.

The light above is poorly fitted and is scorching the ceiling finish.

There is a vertical crack to the recessed arch giving access to apartment no.10, to both front and rear of the arch way.



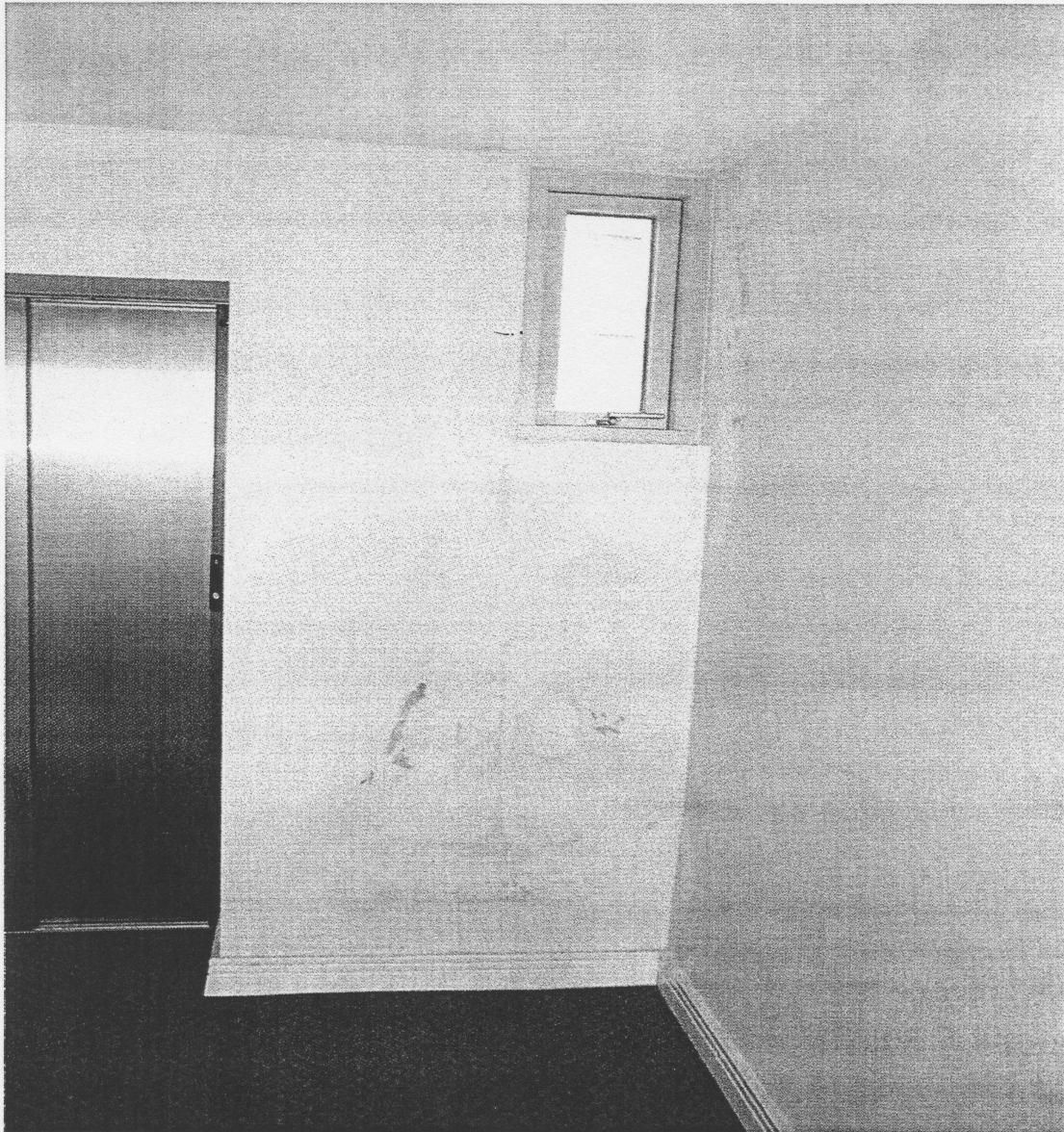
Damp staining was also recorded to the lift wall itself on the return from the main entrance area.

Separation cracking has occurred between the outer string and the base of the sloping soffit to the staircase above.

First Floor Level: Shrinkage cracking has occurred around the perimeter of the rear glazed screen.

There is further cracking to the base of the recessed arch giving access to apartment no. 12.

Ditto full height giving access to apartment no. 11.



There is significant damp staining and efflorescence to either side of the lift wall at first floor level, with penetrating damp both from above and also the jams and returns of brickwork. The ceiling is stained and plaster is powdering off.

Second Floor Level: There is cracking to the base of the recessed arch giving access to apartment no. 14 and the metal angle bead is exposed around the perimeter of the jams of the recess.

There is cracking to the base of the recessed arch giving access to apartment no. 13.

Again there is evidence of significant weather penetration either side of the full height narrow glazed screen to the right hand side of the lift with also damp staining to the ceiling above.

Third Floor Level: Minor cracking has occurred to the base of the recessed arch giving access to apartment no. 16.

There is damp staining above the arch to apartment no. 15 both to the ceiling and the jams either side.



All around the lift is significant damp staining both to the walls and the ceiling.

Staircase Down to Carpark: Vertical cracking has occurred between the partition and the right hand side wall at the head of the staircase.

Wall to ceiling cracking has occurred to the sloping soffit from above.

A vertical crack has developed to the wall adjacent to the lift and there is evidence of damp penetration and staining at high level.

There is physical damage from the closing mechanism to the plastered wall.

The major problem here is obviously weather penetration from high level which has descended all the way down the lift shaft area. Looking above indicates that there is a parapet wall above with rainwater discharging into hopper head but it would appear that the

rainwater has ingressed from what is believed a flat roofed section above between opposing balconies.

3.2.C Staircase/Area C

Ground Floor: The quality of fitting of the skirting at low level around the curved section is extremely poor.

Cracking has developed around the quadrant to the transom light above the main entrance door.

Vertical cracking has occurred both sides of the bulk head giving access to the rear hall area and cracking has also developed in the plaster beneath.

There is evidence of weather penetration above the head of the rear exit doors in the vicinity of the emergency lighting.

A vertical crack has developed to the recessed arch giving access to apartment no. 17, this crack is vertical full height and double width to the base.

Further cracking has occurred alongside the meter box.

Cracking has developed above the head of the door giving access down to the basement.

First Floor Level: A crack has developed in the recessed arch giving access to apartment no. 19, this is to both sides and significant shrinkage cracking has occurred around the perimeter of the rear glazed screen.

Further cracks have occurred in the recessed arch giving access to apartment no. 20.

Ditto alongside de-mountable panel.

A horizontal crack has occurred to the base of the wall alongside the lift beneath the small window and there is a vertical crack beneath the small window also which is similar to that in staircase A.

Shrinkage cracking has occurred around the perimeter of the full height glazed screen.

Second Floor Level: Joints to the outer string of the open stairwell have opened up.

Cracks have developed to the recessed arch giving access to apartment no. 21 both to front and rear.

The light fitting to apartment no. 22 has scorched the ceiling and there are loose wires coming out of it, believed from a damaged bulb.

Cracks have developed at low level in the recessed arch giving access to apartment no. 22.

There is damp penetration to the side wall alongside the lift adjacent to the full height glazed screen.

Further spliced joint in the handrail has cracked.

Most joints where spliced in the handrailing have cracked and opened giving a bent appearance.

Third Floor Level: The joint in the outer string to the stairvoid has opened up again in similar position to elsewhere.

Cracks have occurred to the recessed arch giving access to apartment no. 23.

Ditto to the base of the recessed arch giving access to apartment no. 24.

A crack has developed and there is weather penetration at high level above the left hand full height glazed screen adjacent to the lift.

The handrail giving access to the upper flight of stairs is bent and cracked at a joint.

Staircase Down to Basement Garage: The lighting works off the micro switch.

There is damage where the door closer has been altered to the head of the door and additional timber has been installed.

There is a crease in the plaster at high level with a crack developing in the bottom wall adjacent to the lift.

Physical damage occurred from the closing mechanism of the door to the plaster.

There is paper or polythene above the door into the lift.

There is damp penetration in a small location there.

The plaster finish has the angle bead grinning through to the head of the door recess to the lift.

3.2.D Staircase/Area D

Ground Floor: The quality of fitting of the skirtings at the curved section is extremely poor.

Vertical cracks have developed beneath the bulk bead of the lowered ceiling.

A perimeter crack has occurred at wall to ceiling level to the higher ceiling.

The plaster is irregular above the head of the door giving access to the basement staircase.

There is damp penetration to the internal angle between the front wall and that of the staircase on the right hand side and cracking at high level.

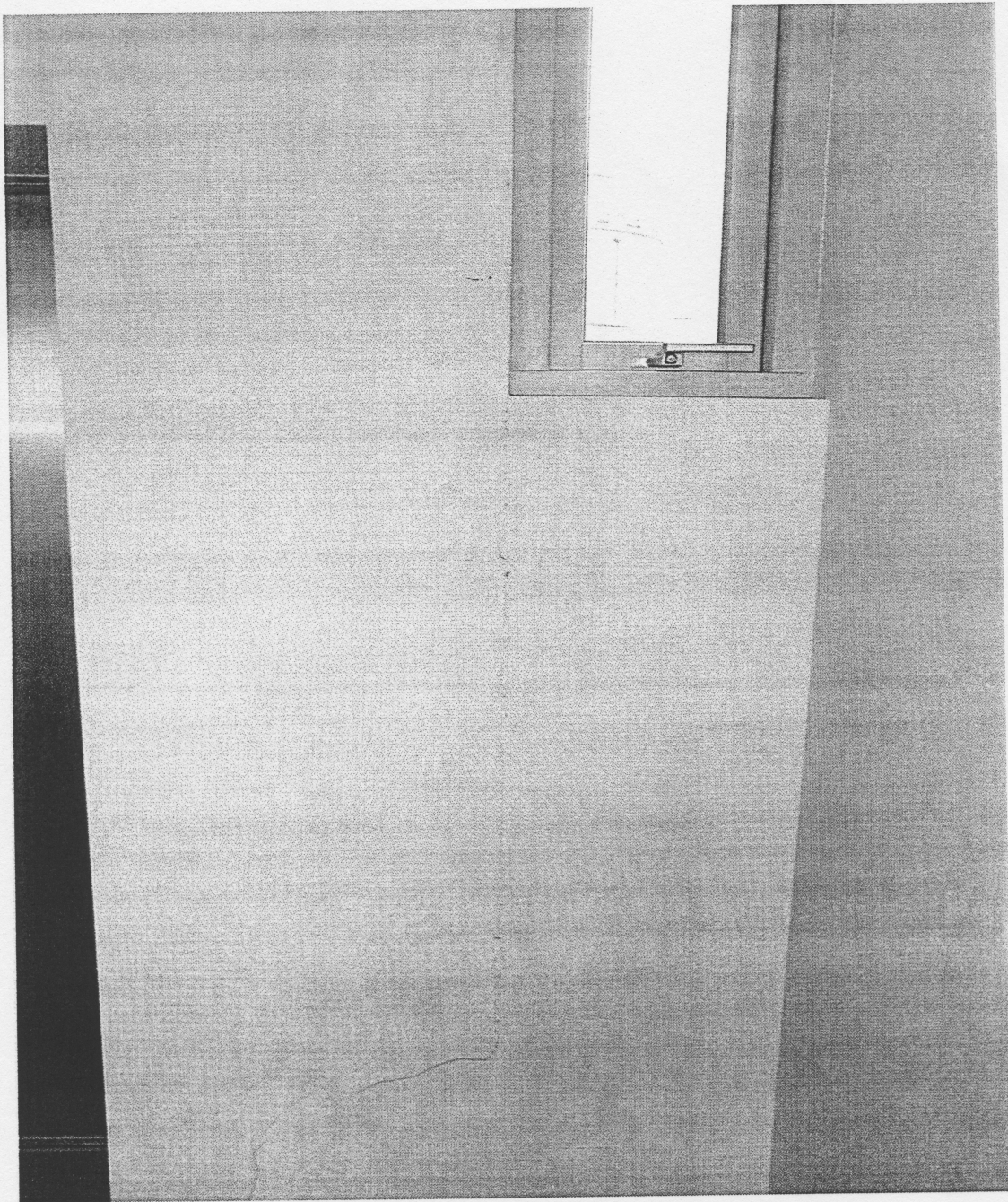
Plastic is visible around the head of the door to the lift.

This is prevalent throughout.

Most joints where spliced in the handrailing have cracked and opened giving a bent appearance.

First Floor Level: Shrinkage cracking has occurred around the rear glazed screen.

There are bevelled joints in this area to the outer string of the stairvoid. This does not appear to match throughout.



A vertical crack has developed beneath the shallow window to the side of the lift.

Perimeter cracking has occurred due to drying out around the full height narrow glazed screen.

There is a crack in the ceiling.

Second Floor Level: N.B. Windows to void to right hand side at various levels.