

SCHEDULE OF CONDITION

OF

**The Boundary Wall to Lemon Hall, Church Street, Hugh Town, St Mary's Isles of Scilly
In connection with works being undertaken at The Barns off Well Cross, Hugh Town, St Mary's, Isles of Scilly
and Notice served under the Party Wall etc Act 1996 dated 7th February 2014**

ON BEHALF OF

**Cornwall Rural Housing Association Ltd (Building Owner)
and**

Mr & Mrs Huxley (The Adjoining Owners)

Inspection carried out on

21st February 2014

**RTP Surveyors
Chartered Building Surveyors
12 Arwenack Street
Falmouth
TR11 3JD**

PURPOSE

1. The purpose of the Schedule of Condition is to record the condition of the Adjoining Owners property prior to works being carried out that was subject to notice under the Party Wall etc Act 1996.
2. This Schedule of Condition was prepared as a record of the condition of the boundary wall separating the two properties on the 21st February 2014 by Martyn Middlewick BSc MRICS of RTP Surveyors.
3. This Schedule has been compiled for the sole purposes of recording the condition of those parts of the property which may be affected by the works.

THE SCHEDULE

1. The Schedule of Condition identifies specific defects but should be read in conjunction with the photographs contained in Appendix 1 which give a general view of the condition.
2. References to left and right, front and rear within the Schedule are taken from the perspective of facing the boundary wall from within Lemon Hall or the Barns as indicated. The south face of the wall faces Lemon Hall, the north into the Barn.


LIMITATION

1. At the time of the inspection the Barns were not occupied and the garden within Lemon Hall was overgrown, this places some restriction on the access to the wall.
2. The Schedule should not be considered as a full Building Survey and only records the progress of the works within the building. No comment has been made with regard to the suitability of any building element and where any element has not been mentioned it is not to be taken that this element is, or was, considered to be at the date of inspection, in good or fair condition.
3. The weather condition at the time of the inspection was dry with occasional showers.

REF	LOCATION	ELEMENT	CONSTRUCTION	CONDITION	PHOTOS
1.0.0	MAIN WALL				01
1.1.0	West Gable (Left hand end viewed from Lemmon Hall)				02 - 05
1.1.1		General	The Barn structure at the West end consists of a concrete block gable end built between the two random stone flank walls. The purlins to the roof structure were built in and the wall pointed in mortar to the underside of the roof sheeting.	Horizontal cracking through the bed joints was noted at the line of the eaves.	06, 07
1.1.2				Vertical hairline cracking was noted to the junction of the concrete block work and the random stone flank walls.	08 - 11
1.1.3				Displacement of a mortar topping to the right hand random stone flank wall was noted where the wall was originally made up to matching levels.	12
1.2.0	Return Flank Wall				13, 14
1.2.1		General	Random stone wall with lime wash/slurry coating, timber window frame, feet of roof rafters exposed at eaves.	Timber window badly dilapidated with extensive rot	15
1.2.2				Isolated loose stone work to eaves level.	16
1.3.0	Central section of wall				17-24
1.3.1		General	Random stone wall with small sections of brickwork to make up levels. Cement	Mortar capping cracked and in place loose.	25, 26

REF	LOCATION	ELEMENT	CONSTRUCTION	CONDITION	PHOTOS
1.3.2			mortar capping to the wall as a weathering beneath the glazed roof covering.		
1.3.3				To the south face sections of pointing spalled and plant growth allowed to develop into the mortar joints. Extent of spalled mortar pointing unclear due to extent of plant growth predominantly ivy and ferns.	27 - 30
1.3.4				Lime wash/slurry to the north face has spalled together with the majority of the mortar pointing. The condition improves to the East end where a render coating is largely intact, although blown and hollow.	31 - 37
1.3.5			Section of historic access through the wall has been blocked up with random stone with concrete block topping. The section of wall is much thinner than the main wall (approx. 100mm), evidence of a render coating to the south face.	The random stone section has deteriorated with much of the original pointing having become dislodged due to the inherent instability of a random stone wall of such thickness. Voids through the thickness of the wall apparent.	38 - 43
1.4.0	East Section of wall			The render coating to the south face has almost completely debonded and collapsed, exposing the earth core which is being washed out..	44
					45, 46

REF	LOCATION	ELEMENT	CONSTRUCTION	CONDITION	PHOTOS
1.4.1			Random stone wall with cement mortar capping, approx. 500mm higher than the central section and not enclosed upon by any roof structures	To the south face the original mortar pointing has completely spalled leaving the joints between the stones exposed.	47 - 54
1.4.2				To the north face the original pointing is largely intact with isolated areas spalling, particularly at the position of the mature tree	55 - 58
1.4.3				Cement mortar capping is largely intact although cracking and erosion of the stonework has left the edges raised. Small section badly cracked	59 - 63

Signed 
 For and on behalf of RTP Surveyors

Dated 28/02/14

APPENDIX 1
Photographs



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02



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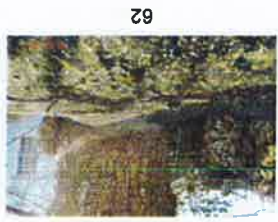
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