

**SCHEDULE FOR TAVISTOCK POLICE STATION  
MAY 2017**

ELEMENT REF	BUILDING	LOCATION	ELEMENT	DESCRIPTION	CONDITION CODE	DEFECT	ACTION	PRIORITY CODE	PRIORITY YEAR	QUANTITY	COST £	URGENT	YEAR 1 £	YEAR 2 £	YEAR 3 £	YEAR 4 £	YEAR 5 £				
1.0	WHOLE BUILDING	CHIMNEY STACKS	Chimney Stack to North East corner of building.	Stone built chimney with 4 No. clay pots having stone haunching to capping and lead flashing.	B	General build up of moss growth and possible cracking / defects associated with top cap of chimney stack.	Remove all moss growth, inspect stack from roof level, grind out any minor cracks and fill with masonry filler.	C	2	Item	150.00			150.00							
1.1						Stack at some time in the past has been re-pointed at a lower level with what would appear to be a cement based mortar and mortar now cracking.	Hack off cement based mortars and re-point with new lime based mortar.	B	2	4 sq m	540.00			540.00							
1.2						Lead flashing individually appear weathered and starting to slightly undulate which may lead to minor fractures in the lead in future years.	Remove lead flashing and replace in new code 4 lead code.	C	2	5 m	170.00			170.00							
1.3			Central chimney stack.	Stone built chimney with 2 No. clay pots having stone haunching to capping and lead flashing.	B	Evidence of deterioration to stone capping with stonework appearing to have lost its protective face.	Seal stonework and re-face if necessary.	D	2	1.5 sq m	1,800.00				1,800.00						
1.4						Large areas of chimney stack have been pointed in what would appear to be cement based mortar with pointing smeared over previously spalled stone works.	Pointing appears to be deteriorating in isolated areas therefore hack out defective areas and re-point with new lime based mortar.	C	2	4 sq m	540.00			540.00							
1.5						Lead flashings visually weathered and appearing to become slightly brittle.	Remove all lead flashings and replace in code 4 lead. Remove render haunchings	C	2	4 m	250.00			250.00							
1.6						Previous telecommunications bracket fixed to stack but now redundant.	Remove bracket and make good holes where bracket removed.	C	2	1 No	40.00			40.00							
1.7			Chimney Stack to North side of magistrates court.	Stone built construction extending up from north partition of magistrates where it joins police station with stone capping and no chimney pots.	B	Lid of chimney stack has defective haunchings and capping's	Repair defective capping's and haunchings	C	2	Item	300.00				150.00						
1.8						General build up of vegetation growth at junction where stone capping meets stone work of chimney stack itself.	Remove all vegetation and rake out defective pointing where vegetation grown from. Apply fungicide and re-point with new lime based mortar.	C	2	3 m	405.00			405.00							
1.9						Isolated areas of pointing starting to fail.	Rake out defective areas of pointing and re-point in new lime based mortar.	C	2	1 sq m	135.00			135.00							
1.10						Isolated stonework beginning to spall and lost its protective face.	Remove defective areas of stonework and re-face.	C	2	2 sq m	1,800.00			1,800.00							
1.11						Lead flashings visually weathered and possibly slightly brittle.	Remove lead flashings and replace in new Code 4 lead.	D	2	5 m	225.00			225.00							
1.12			Chimney Stack to South side of Magistrates Court	Stone built chimney stack with stone capping, lead flashings and no chimney pots.	C	Pots removed and not known if lid of stack has been capped or left open.	Inspect stack off roof level when building is scaffolded and undertake works as necessary.	C	2	item	150.00				150.00						
1.13						Stack visually leaning towards the south throughout its height.	Monitor over a few years to assess whether movement is progressive.	C	2	item	50.00			50.00							
1.14						Vertical cracking through the rear face of stack has previously been filled with mortar and does not appear to have reopened.	Allow to stitch with helifix bars or similar and re-point with lime mortar where affected.	B	2	1 m	320.00			320.00							
1.15						Stonework starting to spall at low level with stones losing the protective face.	Inspect stonework closely at roof level to see if spalling is progressive. Allow for replacement of defective stones	C	2	2 sq m	560.00			560.00							
1.16						Lead flashings visually looking slightly weathered and possibly become brittle.	Inspect closely and replace if necessary in Code 4 lead.	C	2	5 m	170.00			170.00							
1.17						Circular chimney stack to southern gable of Magistrates Court.	Cylindrical shaped stone built chimney with stone capping.	B	Stone work starting to spall at low level.	Allow for refacing of stonework	C	2	2 sq m	560.00				560.00			
1.18	Lead flashings visually appearing to become weathered and lifting up due to wind	Inspect from close level and replace if necessary in code 4 lead flashing.	C	2	2				90.00			90.00									
2.0		ROOF PARAPETS	Parapet North side of police station.	Raised parapet wall covered with stone coping forming party parapet wall with adjoining properties.	B / C	General build up of vegetation growth underneath coping stone to lower half of the front pitch indicating moisture retention.	Remove all vegetation underneath coping stone and inspect any lead soakers present.	C	2	2 m	70.00			70.00							
2.1						Minor shrinkage cracks apparent between mortar and stone coping stones which will allow moisture penetration.	Rake out defective areas of pointing and re-point.	C	2	2 m	270.00			270.00							
2.2						Unable to note whether coping stone was laid over a damp proof course without inspection from roof level however expected not to have DPC under. Note: Only small sections of rear parapet area available for inspection.	If coping stone found to be allowing water ingress into property, consider lifting and replacing coping stones over lead damp proof membrane if approved by Conservation Officer.	D	2	8 m	1,800.00			1,800.00							
2.3						Raised parapet walls on either side of central link with Magistrates Court.	Castellated stone parapet wall to both front and rear slopes with asphalt capping provided to half the thickness of the wall between castellations.	B	Existing lead sheet has been dressed tight to external walls providing no drip overhang on external faces and therefore concentrated rainwater run off down gable walls each side of link.	Lift up existing lead sheet and flatten out, dress new section of lead sheet under existing with new lead sheet finished to a welted drip over wall batten and copper clips.	D	2	10 m	450.00				450.00			

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2.4			Raised parapet wall to gable end of magistrates court.	Stone castellation's forming staggered parapet with asphalt coating providing impermeable membrane to areas around stonework.	B	Existing lead sheet has been dressed tight to external walls providing no drip overhang on external faces and therefore concentrated rainwater run off down gable walls each side of link.	Lift up existing lead sheet and flatten out, dress new section of lead sheet under existing with new lead sheet finished to a wetted drip over wall batten and copper clips.	D	2	10 m	450.00			450.00								
3.0	WHOLE BUILDING	MAIN ROOF	Front roof slope over police station.	Pitched roof construction covered in natural slate with valley gutter to front parapet wall and lead flashings to chimney stacks and party parapets. Ridge covered with what would appear to be clay ridged tile.	B	Existing roof slates appear to be very dated and numerous slates have cracked and missing corners with all slates probably being brittle.	Monitor the roof and replace any slipped / missing slates over next, say, 10 years until such time as the roof is replaced.	C	All	10 m	400.00		400.00	400.00	400.00	400.00	400.00					
3.1							Allow for stripping and replacement of roof covering over future years using natural slates to match existing. Cost for front and rear slope.	D	10	Item	20,000.00											
3.2							Asphalt to front box gutter cracked in areas around the castellation's of the front parapet	Heat up and repair asphalt where cracked	B	1	Item	400.00		400.00								
3.3							Lead flashings located underneath the modern Velux window tired and lifting and mortar pointing and bedding to the ridge tiles open	Replace lead flashings and repoint ridge	C	2	Item	300.00				300.00						
3.4							Flashband repair apparent to the abutment junction with the Turret leading up from the Museum lifting with vegetation growth coming out from underneath.	Remove flashband repair, remove vegetation, treat and recover in lead sheet.	B	1	Item	150.00		150.00								
3.5							Granite copings to the gable parapet wall have open joints at junction and vegetation growth between the copings and the lead soakers and flashings on the underside.	Lift and rebed copings over new lead flashings.	C	2	Item	900.00				900.00						
3.6							Evidence of bituminous and aquapole repair to the split asphalt surrounding the granite castellation and also to the upstand of the box gutter of the roof overhang.	Lift granite and repair asphalt / redress asphalt under granite	B	1	Item	300.00		300.00								
3.7							General build up of vegetation between slates and minor isolated areas of vegetation between joints in ridge tile suggesting that the ridge is retaining moisture.	When the building is next scaffolded, clean down roof slates inspect ridge tiles, cut out and re-point any defective areas between the ridges.	C	2	8 m	160.00				160.00						
3.8							Front roof slope of Trowte's House.	Note only small area of roof visible for inspection however seen to be slate finish, clay ridge tiles.	B/C	No significant defects apparent to area of roof which is visible for inspection however roof this age will require continual monitoring and regular maintenance over the years. Number of slates seen to have slipped and been re-fixed with lead tingles	Monitor the roof and replace any slipped or missing slates as may become necessary until such time as the roof is replaced.	C	All	10 No.	250.00		250.00	250.00	250.00	250.00	250.00	250.00
3.9							Front slope of Magistrates Court.	Pitched roof construction covered in natural slate with clay ridge tiles, lead flashings to chimney stacks and lead capping to parapet walls.	B	No significant defects apparent to area of roof which is visible for inspection however roof this age will require continual monitoring and regular maintenance over the years. Number of slates seen to have slipped and been re-fixed with lead tingles	Monitor the roof and replace any slipped or missing slates as may become necessary until such time as the roof is replaced.	C	All	20 No	500.00		500.00	500.00	500.00	500.00	500.00	500.00
3.10										Asphalt cladding to the front projecting turret peeling away with no flashing over which leaves an open joint	Heat and dress back asphalt and cover joint with lead flashing	B	1	Item	250.00		250.00					
3.11										Lead checks to dormer windows heavily weathered and leadwork lifting. Bitumen felt to roof has limited life expectancy.	Replaced lead checks in year 2 and replace lid of dormer year 4	C	2	Item	940.00			540.00		400.00		
3.12										Cement window to dormer window rotten in areas.	Replace casement window	B	1	1no	450.00		450.00					
3.13							Front roof slope over the Magistrates Court.	Pitched roof construction covered in natural slate finish with clay ridge tiles. Ventilation grilles at high level and lead lined valley gutters running to front gable above Magistrates entrance.	B / C	Isolated slates have cracked through and are now missing.	Remove remaining section of broken slate and replace in new natural slate to match existing as best possible.	B	1	10 No.	250.00	250.00	250.00					
3.14										Roof finish generally dated and slates presume to be relatively brittle with possible nail fatigue.	Monitor roof over few years and replace any slipped or missing slates as noted.	C	All	10 No.	250.00		250.00	250.00	250.00	250.00	250.00	250.00
3.15											Allow provision for replacement of roof coverings in say 10 years time. Cost for front and rear slope.	D	10	Item	36000.00							
3.16										Granite castellation above the central cast iron downpipe has dislodged out of position.	Allow for replacement of corroded hopper and downpipe and re-set granite.	B	1	Item	350.00		350.00					
3.17				Vegetation growth extending out behind the asphalt box lining at the junction where the Magistrates Court roof steps up to the higher roof section.	Clear out all vegetation and heat and re-form asphalt box gutter.	B	1	Item	500.00		500.00											

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3.18						No flashing installed over the asphalt upstand and open joint apparent where water can penetrate.	Install lead flashing	B	1	Item	150.00		150.00				
3.19						Lead cover flashings adjacent gable wall with central raised link of building undulating throughout length, visually weathered and splitting in areas.	Replace lead flashings using code 5 lead.	C	2	6 m	270.00			270.00			
3.20			Rear roof slope of Magistrates Court	Pitched roof construction covered in natural slate, clay ridge tiles rendered fillet forming flashing to raised link section of building and approximately one third of the roof appears to have been stripped and replaced with darker natural slate.	B / C	Isolated slates to lower level cracked leaving potential for water ingress.	Remove all cracked and missing slates and replace in new natural slates of same size to match existing.	B	1	5 No.	125.00		125.00				
3.21						Rendered fillet to raised link section of building has fractured in areas and has slight build up of moss growth indicating moisture retention.	Remove rendered fillet full length of wall and replace in new code 4 lead flashing. Allow for inclusion of lead soakers under slates if not installed when rendered fillet removed.	B	2	7m	475.00			475.00			
3.22						General build up of moss with minor areas of cracking believed to have occurred between ridge tiles and pointing.	Check over ridge tiles when scaffolding is erected and re-point.	C	2	17 m	340.00			340.00			
3.23			Flat Roof over Entrance to the Magistrates Court	Flat roof covered in asphalt with granite castellation's around the perimeter.	B / C	Lead flashings have detached and fallen loose from the wall around the perimeter.	Replace lead flashings including clipping and wedging in the wall.	B	1	Item	200.00	200.00	200.00				
3.24						Isolated blisters to the asphalt covering and asphalt peeling away on the upstands to the granite castellation.	Heat and repair all blistered and crept areas of asphalt.	B	2	Item	400.00			400.00			
4.0		<b>RAINWATER GOODS</b>	Valley / box gutters to front and rear elevations	Box gutters lined in asphalt. Museum roof gutters formed in lead roof.	C	Minor blisters noted to asphalt and minor cracking in isolated areas	Allow provision for repair maintenance works to valley / box gutters on a yearly basis and for clearing out gutters on a cyclical basis.	C	All	Item	300.00		300.00	300.00	300.00	300.00	300.00
4.1			Rainwater downpipe to front elevation.	Cast iron downpipes and soil vent pipes with cast iron hoppers noted to front elevation.	C	Isolated corrosion occurring to cast iron downpipe at the front of the police station and also isolated spots of corrosion to soil vent pipe adjacent.	Spot prime areas of corrosion with zinc rich paint and prepare and paint pipe work full height using two coats Hammerite smooth.	C	1	6 m	80.00		80.00				
4.2						Cast iron downpipe and hopper located to the junction between the magistrates court and the link building heavily corroded with paintwork peeling full height. Note: cast iron downpipes are known to corrode from the inside.	Allow for replacement of cast iron downpipe branch and hopper in its entirety in new cast iron downpipe to match existing.	B	1	6 m	320.00	320.00	320.00				
4.3						Cast iron downpipe and hopper extending down from roof over Magistrates Court corroding heavily and has not been redecorated for some time.	Replace downpipe full height.	B	1	8m	640.00		640.00				
4.4						Downpipe to south corner of Magistrates Court together with hopper is corroding full height and pipework believed to be corroding from the inside out.	Remove downpipe and hopper full height and replace in new cast iron to match existing.	B	1	8 m	425.00	425.00	425.00				
4.5			Rear elevation rainwater goods.	Cast iron rainwater and soil vent pipes with cast iron hoppers to rainwater pipework.	C	Cast iron downpipe to south side of Magistrates Court corroding at joints and cast iron split in isolated areas.	Replace downpipe full height.	B	1	8 m	640.00		640.00				
4.6						Cast iron soil vent pipe and cast iron downpipes at junction between Magistrates Court and link building corroded full height with potential corrosion of pipework from the inside out.	Remove pipework and replace in new cast iron downpipes to match existing.	B	1	8 m	425.00	425.00	425.00				
4.7						Soil vent pipe to north side of link building corroding full height and probably corroding from the inside out.	Remove soil vent pipe and replace full height in cast iron to match existing.	B	1	8 m	520.00		520.00				
4.8						Cast iron down pipe to rear of Police Station corroding at joints and top section of cast iron also corroding.	Replace downpipe full height.	A	1	8 m	640.00		640.00				
5.0		<b>WALLS</b>	Front elevation wall of Police Station	Solid stone construction with granite window and doors surrounds and granite castellation's at high level.	B	General evidence of vegetation growth to all granite castellation's with vegetation growing out from stone work.	Remove all areas of vegetation and cut out affected areas of pointing re-point using lime based mortar.	B	2	5 sq m	425.00			425.00			
5.1						Granite castellation's forming top parapet has been dressed in areas with asphalt although the asphalt has not been dressed over the outside face to create a drip. Previous Triflex repairs not successful.	Lift granite, continue asphalt under and rebed.	B	2	Item	1,500.00			1,500.00			
5.2						General build up of vegetation growth to overhanging cornice running full length of property with damp staining apparent throughout joints. No drip channel provided to throw moisture away from wall beneath.	Consider capping cornice with lead sheet dressed to a welled drip.	D	2	10 m	1,650.00			1,650.00			

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5.3						Pencil pointing to granite window surrounds and mullions missing to first floor windows and also in minor areas to ground floor window.	Rake out and re-point sections between window mullions and surrounds.	C	2	3no	405.00			405.00			
5.4						Minor cracking apparent to cement based re-pointing beneath the ground floor window and also to newer pointing between ground floor window and double entrance doors.	Rake out cement based pointing and re-point with new lime mortar / pointing.	D	2	6 sq m	810.00			810.00			
5.5						Defective areas of pointing located above first floor window which is located above the double timber doors.	Remove defective pointing and re-point in new lime mortar.	C	2	2 sq m	270.00			270.00			
5.6			Stair Tower Wall	Stone construction with pinnacles at roof level having castellations between pinnacles. Window/door surrounds and window hoods formed in granite.	B / C	Minor spalling of stonework occurring.	Allow for cleaning of stonework and replacement/refacing of stonework where affected. Repoint with lime based mix	D	1	20 sq m	6,000.00		6,000.00				
5.7						Wall area to south side of stair tower heavily stained due to moisture with moss growth apparent on overhanging cornice and isolated patches of moss growth appearing from stonework throughout.	Allow for cleaning of stonework and replacement/refacing of stonework where affected. Repoint with lime based mix	D	1	Inc.							
5.8						Lead capping above window hoods to south side of stair tower does not provide overhang and stonework seems to be heavily stained due to concentration of water on the stonework.	Remove lead capping and replace with new lead capping having a small overhang to throw moisture away.	B	1	2 m	90.00		90.00				
5.9			Front elevation wall of link building.	Solid stone construction with castellations at high level, granite window hoods and mullions with granite door surrounds.	B / C	Heavy staining and darkening of stonework at high level where it seems that the stonework is becoming very damp as a result of run off from castellated parapet wall.	Consider cleaning and repointing / refacing of stonework at high level where required.	D	2	10 sq m	14,000.00			14,000.00			
5.10						Heavy staining to overhanging cornice with no drip channel to face of cornice below.	Consider capping cornice with lead weathering to create a drip away from the property assuming conservation officer agrees.	D	2	8 m	1,320.00			1,320.00			
5.11						General build up of moss growth occurring throughout stonework to upper half of the building and isolated moss growth on lower half and at low level.	Carefully clean stonework.	D	2	21 sq m	720.00			720.00			
5.12						Heavy staining to window hoods and minor cracking through granite of ground floor window hood.	Clean stained areas allow for cutting out of crack and filling with specialist granite repairing resin.		2	1item	300.00			300.00			
5.13						2 No. areas of metal bars apparent in wall above ground floor window and corroding causing cracking of the re-faced area.	Investigate whether metal bars are being used as structural ties and if not, cut out metal bars before re-facing stonework to make good.	D	2	1/2 m sq	500.00			500.00			
5.14			Front elevation wall of Magistrates Court including entrance to Magistrates Court.	Solid stone construction with castellated coping. Raised pinnacles to either side of entrance gable, granite window hoods and mullions and granite door surrounds.	B / C	Heavy discolouration and staining to all areas above first floor cornice with isolated stained areas beneath.	Carefully clean down stonework throughout, allow for refacing/repointing as necessary.	D	2	7 sq m	9,800.00			9,800.00			
5.15						Pointing spalling above triple window to north side of entrance at first floor level.	Rake out defective pointing and re-point and allow for re-facing stonework where previous re-facing has deteriorated.	B	2	4 sq m	1,120.00			1,120.00			
5.16						Heavy staining and evidence of water ingress to wall due to roof level coping on north side of entrance not having drip channel.	Consider capping cornice with lead to create drip channel on out edge after consideration with conservation officer.	D	2	17 m	2,810.00			2,810.00			
5.17						Areas of previous re-facing to stonework above first floor windows on south side of entrance is deteriorating and spalling off.	Rake out all defective and spalling areas of re-facing and pointing and re-face areas to match existing as best as possible. Re-point in lime mortar.	B	2	14 sq m	19,600.00			19,600.00			
5.18						Heavy staining and vegetation growth to stonework above roof level cornice indicating heavy moisture penetration.	Consider providing stone clean of stonework. Rake out all defective pointing and vegetation, re-point in new lime mortar.	B	2	17 sq m	580.00			580.00			
5.19						Stonework and pointing will deteriorate over future years	Allow for continual areas of re-facing and re-pointing over a few years.	C	All	10 sq m	2,800.00		2,800.00	2,800.00	2,800.00	2,800.00	2,800.00
5.20						Heavy staining to stonework at high level on entrance to Magistrates Court due to water penetration from castellated cornice.	Consider cleaning stonework.	D	2	6 sq m	205.00			205.00			
5.21						Heavy staining and vegetation growth on top face of overhanging cornice to entrance of Magistrates Court.	Remove all defective areas of pointing and re-point in new lime based mortar. Cap cornice in new lead capping to a welted drip.	B	2	1item	1,500.00			1,500.00			
5.22						Isolated areas of stonework and pointing to entrance are spalling.	Allow for continual re-pointing and re-facing over future years.	C	All	8 sq m	680.00		680.00	680.00	680.00	680.00	680.00
5.23			Gable wall adjacent public toilets.	Solid stone construction with granite window hood and surrounds, castellated parapet to gable and pinnacles on front and rear corners.	B / C	General areas of moss growth throughout elevation as elevation is generally sheltered by adjoining tree.	Consider cleaning the stonework.	D	2	15 sq m	510.00			510.00			

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5.24						Isolated areas of pointing and stone re-facing starting to spall. Vegetation at high level	Remove vegetation. Allow for cyclical re-pointing and re-facing of stonework throughout occupation.	C	2	20 sq m	3,700.00			3,700.00			
<b>6.0</b>	<b>WHOLE BUILDING</b>	<b>FRONT ELEVATION WINDOWS</b>	Windows to Police Station.	Single glazed sliding sash sections with arched head.	C	General deterioration to cills of first floor window above entrance office with isolated dead putties and decorative condition tired.	Inspect cills closely and replace in new hardwood cills if found to be rotten. Rake out dead and defective putties and replace in linseed oil putty. Cut out swollen joints and repair using window care repair and redecorate 2 undercoats and 1 gloss finishing coat. Allow for re-pointing around frame.	B	1	2 No.	500.00		500.00				
6.1																	
6.2						Minor softening of cill to ground floor police office window. Cracked putties, minor peeling paint to window and 1 No. pane of glass cracked. Letter box shoot rotten	Replace cracked pane of glass using clear float glass to match existing, Cut out dead putties and replace in new linseed oil putty, Cut out softened and defective areas of cill and fill using window care repair. Replace rotten letter box. Prepare and paint window 2 undercoats 1 gloss finishing coat.	B	1	Item	320.00		320.00				
6.3						Paintwork peeling to first floor window above double entrance doors.	Sand down, replace any defective putties, isolated timber repair, and prepare and paint window 2 undercoats and 1 gloss finishing coat.		1	Item	125.00		125.00				
6.4			Windows to stair tower and front elevation link building.	Windows to stair tower formed in a mixture of single glazed timber framed sections or single glazed steel sections. Double hung single glazed sliding sash windows fitted to front elevation of link building.	C	Upper window to stair tower has peeling paint throughout, softening timber and extensive defective putties.	Burn off all defective paintwork, cut out and replace defective putties, allow for replacement of cill and prepare and paint two coats undercoat and 1 gloss finishing coat.	B	1	1 No.	225.00		225.00				
6.5						Heavy corrosion apparent to cill window at first floor level on south side of stair tower. Dead putties apparent	Burn off paintwork and wire brush steel work. Treat defective areas with zinc rich paint, replace defective putties and prepare and paint 2 coats Hammerite smooth.	B	1	1 No.	75.00		75.00				
6.6						Putties missing and visible defective cill to 2nd floor window of link building.	Cut out and replace cill, burn off all paint and remove defective putties, replace putty in linseed oil and prepare and paint window 2 undercoats 1 gloss finishing coat.	A	1	1 No.	225.00		225.00				
6.7						Putties cracked and paint peeling to first floor window of link elevation. Isolated timber rot.	Burn off all defective and peeling paint, rake out and replace defective putties, repair defective timber and prepare and paint window 2 undercoats and 1 gloss finishing coat.	B	1	Item	125.00		125.00				
6.8						Timber quadrant to ground floor window rotten, minor cracked putties apparent and paintwork peeling.	Burn off all defective paintwork, replace defective parting beads, replace all defective putties, cut out and fill lower sides of lower sashes using window care repair and re-paint 2 undercoats and 1 gloss finishing coat.	B	1	Item	400.00		400.00				
6.9			Front elevation of Magistrates Court including entrance.	Mixture of single glazed steel and single glazed double hung sliding sash windows.	C	Triple window to north side of entrance at first floor level showing surface corrosion and dead putties throughout. 1 no cracked pane of glass.	Rake out all defective putties and replace in linseed oil putty, burn off all paintwork and spot prime corroded areas using zinc rich paint. Replace cracked glass. Prepare and paint windows 2 coats Hammerite.	B	1	3 No.	275.00		275.00				
6.10						Lower ground floor windows to north side of entrance in fair condition but not painted for some time and cracked putties apparent.	Prepare and paint timber and joinery 2 undercoats, 1 gloss finishing coat. Replace defective putties/	C	1	2 No.	190.00		190.00				
6.11						Steel window to north side of entrance showing signs of minor corrosion.	Prepare and spot prime areas of corrosion to steelwork, replace defective putties and prepare and paint 2 coats Hammerite.	C	1	1 No.	75.00		75.00				
6.12						Steel window to south side of entrance showing signs of heavy corrosion to lower rail with cracked putties and peeling paint throughout.	Burn off all paintwork, strip and replace defective putties and spot prime areas of rust using zinc rich paint. Prepare and paint window 2 coats Hammerite smooth.	B	1	1 No.	75.00		75.00				
6.13						1st Floor steel windows between entrance to Magistrates Court and gable wall has paint peeling throughout, signs of heavy corrosion to lower rails and cracked and dead putties. 2 No. panes of cracked glass and hinges corroded.	Burn off all paintwork and spot prime areas of corrosion. Replace defective areas of glass. Replace hinges. Cut out defective areas and replace. Prepare and paint 2 coats Hammerite smooth.	B	1	4 No.	420.00		420.00				
6.14						Windows at ground floor level to the south side of entrance have defective parting beads and not overhauled for some time. Cracked putties apparent.	Replace defective parting beads, replace defective putties. Prepare and paint window 2 undercoats 1 gloss finishing coat.	C	1	1 No.	225.00		225.00				
6.15			Windows to south gable elevation.	Single glazed steel framed triple arched headed window with granite surrounds.	C	Heavy corrosion to horizontal rail throughout, cracked and dead putties, peeling paint and 1 No cracked pane of glass.	Burn off all paintwork and spot prime steelwork where corroded. Rake out and replace all defective putties. Replace cracked section of glass. Prepare and paint 2 coats Hammerite smooth.	C	1	3 No.	255.00		255.00				

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7.0	WHOLE BUILDING	EXTERNAL DOORS	Front elevation doors of Police Station.	Arched headed timber front door with arched headed double doors serving previous fire station.	B / C	Wet rot apparent to weather drip and bottom of pedestrian door with timber deteriorating slightly.	Remove and replace weather drip with new hardwood drip to match existing. Splice repair bottom of door.	C	1	1 No.	170.00		170.00						
7.1							Double doors to previous fire station have been scarf repaired to lower side and repairs to the doors have now again become rotten.	Remove doors, provide new scarf repair using hardwood, replace defective beading and re-hang doors. Paint doors 2 coats wood stain to match existing.	B	1	2 No.	600.00		600.00					
7.2					Door of stair tower.	Timber door in granite surrounds.	B	Door has been scarf repaired at low level and repair still currently functional although minor sections of the timber starting to deteriorate. Varnish finish to the door poor and cracked / peeling throughout and scarf repairs rotting.	Replace scarf repairs. Sand down door and prepare and paint with wood stain and clear varnish.	C	1	1 No.	240.00		240.00				
7.3					Doors to link building.	Double timber door with timber plant on mouldings	B / C	Timber deteriorating at low level leaving openings for rodents etc. to enter the property.	Remove door and scarf repair using timber to match existing as best as possible, sand down doors and surrounding frame and re-paint using varnish.	C	1	2 No.	600.00		600.00				
7.4					Front elevation doors of Magistrates Court.	Half glazed timber door and surrounding timber frame to lower ground level door opening under Magistrates Court.	B	Areas of impact damage to door throughout with paintwork peeling and slightly deteriorating.	Prepare and paint door 2 undercoats and 1 gloss finishing coat.	C	1	1 No.	90.00		90.00				
7.5								Central plant-on timber section between door and infill panel deteriorating and rotting at low level.	Remove lower section of timber plant-on panel and replace in new treated timber. Prepare and paint all surrounding frame and door 2 undercoats, 1 gloss finishing coat.	C	1	1 No.	140.00		140.00				
7.6						Entrance door of Magistrates Court formed in timber arch headed double door.	B	Minor deterioration of timber to lower side with plant on beading split. Rot to lower side and beading missing.	Replace defective beading and scarf repair lower areas of door. Alternatively remove lower sections of beading and provide weather bar to cover defective areas. Prepare and paint door 2 coats varnish.	C	1	2 No.	350.00		350.00				
7.7					Front elevation railings	Metal railings surrounding basement well between front and rear of the building.	B/C	Recently painted and visually satisfactory	Allow for cyclical repair and redecoration.	D	5	24 m	3,000.00						3,000.00
7.8					Front elevation basement well.	The basement well between front of property and car park covered with stone flagstones providing paths to entrance on lower area.	C	Pointing missing between stones in numerous areas and large area of pointing missing behind rainwater downpipe on south corner of the building allowing rainwater to penetrate beneath ground level and into the wall.	Thoroughly clean down all vegetation and pressure wash flagstones. Re-point all areas where missing.	A	2	30 m sq	2,850.00			2,850.00			
7.9								All of the front elevation basement window surrounds where the metal bars previously were or are still are corroding within the granite causing the granite to spall. Some repairs have been undertaken but not very well.	Repair granite as necessary and treat steel bars	B	2	Item	2,000.00			2,000.00			
8.0	WHOLE BUILDING	REAR ELEVATION	Rear wall of Police Station	Solid stone construction mostly re-pointed in what would appear to be cement based mortar with overhanging cornice and castellation's at roof level.	B / C	Evidence of moisture and missing pointing between stones of overhanging cornice with no defined drip channel to cornice itself.	Remove all defective pointing between stones and moss growth. Re-point between stones using lime mortar. Consider capping cornice using lead sheet covering finish to a weltd drip.	B	2	15 m	3,750.00			3,750.00					
8.1							Evidence of spalling pointing and spalling stonework at high level beneath cornice.	Rake out defective stonework and pointing and repoint using lime based mortar.	B	2	20 sq m	5,600.00			5,600.00				
8.2							Heavy staining beneath castellation's throughout indicating moisture ingress.	Consider cleaning stonework.	D	2	20 sq m	680.00			680.00				
8.3							Lower section of wall painted and paint now peeling off leaving exposed sections.	Thoroughly prepare wall and remove all flaking sections, re-paint wall using breathable exterior masonry paint.	C	2	16 sq m	225.00			225.00				
8.4					Rear windows of Police Station	Mixture of single glazed timber framed double hung sliding sash or casement windows.	B / C	Timber cill rotten to rear ground floor window of reception / office together with cracked putties and open joints in windows.	Replace cill in new hardwood cill. Rake out and replace all defective putties using linseed oil putty. Cut out and fill joints between horizontal and vertical members using window care repair and prepare and paint window 2 undercoats and 1 gloss finishing coat.	B	1	2 No.	450.00		450.00				
8.5								Peeling paint and corroding hinges to window at ground floor level with vent axia fitted.	Sand down and prepare and paint window and hinges as currently a sealed window 2 undercoats and 1 gloss finishing coat. Prepare and paint security grills 2 coats Hammerite.	B	1	1 No	95.00		95.00				
8.6								General build up of dirt and debris, minor peeling paint and isolated cracked putties to first floor arched headed sash windows.	Replace defective putties, prepare and paint windows 2 undercoats and 1 gloss finishing coat.	B	1	2 No.	150.00		150.00				

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8.7			Doors of Police Station.	Half glazed timber framed door to canteen with timber boarded door to rear exit courtyard.	B / C	Wet rot apparent to lower sides of frame of door leading out from rear reception office with paintwork peeling throughout and wet rot on horizontal lower weather bar of frame.	Replace lower section of frame and horizontal member, burn off all heavily peeling paint and prepare and paint door and surrounding frame 2 undercoats, 1 gloss finishing coat. Allow to prime areas of new timber.	B	1	1 No	140.00		140.00					
8.8						Deterioration due to wet rot occurring on lower side of frame to canteen door and also to weather bar of canteen door. Putties cracking, minor areas of peeling paint and mastic surrounding door has become very brittle leaving open joints.	Burn off all peeling paint and prime timber. Cut out and replace defective sections of frame. Replace weather bar. Cut out defective putties. Hack off old and defective mastic surrounding door and replace. Prepare and paint door and surrounding frame 2 undercoats and 1 gloss finishing coat.	B	1	1 No	140.00		140.00					
9.0		<b>REAR ELEVATION OF LINK BUILDING</b>	Rear elevation wall.	Constructed in solid stone construction with granite window hoods and mullions.	B / C	Vegetation growth occurring from horizontal cornice adjacent north-east pinnacle with general moss growth throughout upper sections of wall.	Remove all areas of vegetation, check stone work for defective pointing and re-point as necessary. Consider cleaning down moss growth off stone work.	B	2	20 sq m	28,000.00			28,000.00				
9.1						Heavy discolouration and staining to stonework above rear over hanging cornice indicating continual issues with moisture.	Consider thoroughly cleaning down stonework, repointing and refacing defective areas.	B	2	Inc.								
9.2						Evidence of moss growth, defective pointing and spalled areas to roof level cornice throughout with no defined drip channel in the underside of cornice to throw moisture away.	Clear off all moss growth and re-point defective areas, consider capping cornice with lead to create suitable drip channel and impervious membrane.	D	2	9 m	1,485.00			1,485.00				
9.3						Isolated areas of defective pointing spalled stonework throughout. Buddleia growth at roof level.	Remove Buddleia growth, Allow for continual cyclical re-pointing and re-facing of stonework throughout occupation.	C	2	20 sq m	3,700.00			3,700.00				
9.4						General build up of moss growth throughout stone pinnacles to front and rear section of wall with minor spalled areas.	Clean down pinnacles completely, re-point any defective areas.	C	2	item	1,000.00			1,000.00				
9.5			Rear first floor windows.	Mixture of metal and timber windows	C	Heavy peeling of paintwork and rusting with dead putties throughout.	Extensive overhauling required with rust preparation and treatment, replacement of defective timber and replacement putties. Allow for re-decorating 1 undercoat and 2 gloss finishing coat,	B	1	14 No	3,780.00		3,780.00					
10.0	<b>NEW CELLS</b>	<b>REAR GROUND FLOOR WING (NEW CELLS)</b>	Walls	Solid stone construction with moulded granite copings, granite window surrounds. Note: roof not accessible due to being to high for surveyors ladder.	B / C	Pointing between coping stones cracked and missing in areas with stones slightly moved leaving open gaps for moisture to penetrate.	Hack out defective areas of pointing between stones throughout and re-point using lime mortar.	A	1	10 sq m	1,350.00		1,350.00					
10.1						General staining and moss growth to stonework to the upper half of the walls throughout.	Clean down stonework.	D	2	60 sq m	2,040.00			2,040.00				
10.2						No overhang provided from coping stones and no indication of any damp proof membrane under stones therefore moisture penetration will come right down from roof level down through the walls.	Consider lifting stones and providing new lead damp proof course underneath stones with lead sheet being fitted to a welted drip on outer edge.	B	2	24 m	4,800.00			4,800.00				
10.3						Wall pointing generally in fair condition although isolated spalling of stones occurring.	Allow over future years for re-facing of stonework and isolated re-pointing.	C	All	50 m <sup>2</sup>	4,250.00		4,250.00	4,250.00	4,250.00	4,250.00	4,250.00	4,250.00
10.4			Windows	Steel single glazed windows with security bars on outer edge.	B	Windows generally in fair condition although minor areas of corrosion occurring. Cracked putties	Replace defective putties. Wire brush corroded areas and spot prime using zinc rich paint. Prepare and paint all windows and security bars 2 coats Hammerite smooth.	C	1	2 No.	200.00		200.00					
10.5						Minor missing areas of pointing above north window with isolated areas of pointing detaching.	Rake out defective pointing and re-point in lime mortar.	A	1	3 sq m	405.00		405.00					
11.0	<b>GROUND FLOOR EXTENSION FORMING REAR INTERVIEW ROOM</b>	<b>REAR COURTYARD</b>	Roof	Mono pitched construction covered in natural slate with stone capped parapet walls to north and east sides.	B	General build up of debris to slates where mortar has fallen out from wall above, the slates generally intact and not cracked. Moss build up covering roof.	Monitor roof over future years and replace slates as and when required. Remove and cart away moss.	C	All	Item	270.00		270.00	170.00	170.00	170.00	170.00	170.00
11.1						General build up of moss growth to joints between coping stones allowing moisture to penetrate into wall below.	Consider lifting coping stones and re-bedding over lead or polymer DPC.	D	2	4 m	780.00			780.00				
11.2						No evidence of any damp proof membrane underneath coping stone and open joints to pointing.	Rake out and re-point defective areas.	B	2	4 m	540.00			540.00				

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11.3			External wall onto courtyard	Solid stone construction painted with masonry paint	C	Masonry paint retaining moisture and peeling / spalling off throughout.	Remove all masonry paint from wall, allow for re-facing of stonework and re-pointing as required.	B	2	4 sq m	730.00			730.00			
11.4						No drip channel to granite window cill allowing moisture to penetrate from cill and be directed onto wall below causing heavy salts and peeling paintwork.	Chase out drip channel to underside of granite using diamond wheel cutter.	A	2	1 m	20.00			20.00			
11.5			Rainwater Goods	uPVC half round gutter discharging onto roof of adjoining store.	B	Gutter does not appear to be installed to ideal gradients and has general build up of spalled mortar etc. from roof above. Edge of gutter dislodged.	Replace edge of gutter. Thoroughly clear out gutter and re-position brackets so gutter lies to a fall.	A	1	3m	90.00	90.00	90.00				
11.6			Timber and joinery	Timber fascia boards behind gutter and single glazed timber window.	C	Evidence of wet rot to lower corner of single glazed window and peeling paintwork to fascia board and window itself.	Replace fan light section to window in new timber framed section to match existing. Prepare and paint window frame and fascia board 2 undercoats and one gloss finishing coat.	B	1	3 m	350.00		350.00				
12.0	<b>BOILER CUPBOARD</b>	<b>REAR COURTYARD</b>		Flat roof extension with single skin brick masonry walls and timber door.	C	General vegetation growth to roof with roof felt having been nailed and flashing along junction with rear elevation wall detaching leaving open gap. Fascia is rotting and paintwork heavily peeling.	Strip roofing felt, flashings and fascia's, check decking is satisfactory and recover roof in new elastomeric felt, having new code 4 lead flashings and replacement timber fascia boards.	B	2	2 sq m	300.00			300.00			
12.1						Door and door threshold suffering from wet rot and deteriorating.	Replace door with new timber door to match existing and replace door threshold in hardwood.	B	2	1 No.	450.00			450.00			
12.2						Paintwork peeling to brick walls	Prepare and paint wall 2 coats masonry paint.	C	2	4 sq m	50.00			50.00			
13.0	<b>STORE ROOM AND TOILET EXTENDING OUT FROM INTERVIEW ROOM</b>	<b>REAR COURTYARD</b>		Roof has been re-slatted using replacement natural slates in the past. Single skin brick wall surrounding WC area and timber framed timber clad wall to store area.	C	Roof generally fair but 4 No. slates cracked.	Replace 4 No. defective slates.	D	1	4no	80.00	80.00	80.00				
13.1						Guttering between roof of store and interview room full of vegetation and debris.	Clear out gutter fully and ensure free flowing.	A	1	1 m	10.00	10.00	10.00				
13.2						Guttering to store and toilet filled with vegetation.	Clear out guttering throughout.	A	1	4m	20.00	20.00	20.00				
13.3						Horizontal timber panels deteriorating due to wet rot caused by overflowing gutter with paintwork peeling throughout.	Remove defective sections of timber and replace in new close boarded horizontally laid timber sections to match existing.	B	1	4m sq	160.00		160.00				
13.4						Horizontal stepped cracking to wall between store and WC with cracking at corner junction between brick partition and stone wall.	Rake out and re-point cracking and monitor for future movements.	C	2	1 m²	85.00			85.00			
13.5						Close boarded door to store area rotten at low level.	Remove and replace door.	B	1	1 No.	350.00		350.00				
13.6						Door to WC missing	Replace door	B	1	1 No.	575.00		575.00				
13.7						Paintwork to WC spalling with minor areas of red stock bricks spalling behind.	Remove all areas of spalling paintwork, re face bricks as necessary and repaint.	C	2	6 sq m	180.00			180.00			
13.8						Paintwork peeling to fascia board throughout.	Prepare and paint fascia board 2 undercoats 1 gloss finishing coat.	B	2	3 m	40.00			40.00			
13.9						Louvre vent and surrounding frame to toilet has heavy peeling paint.	Prepare and paint surrounding frame and timber louvre vent 2 undercoats 1 gloss finishing coat.	C	2	1 No.	90.00			90.00			
13.10						Door to rear boundary wall rotten and fallen off hinges.	Replace door and frame	B	1	1No	600.00		600.00				
13.11						Rainwater gullies blocked and overflowing.	Clear out all gullies and leave free flowing	B	1	Item	150.00		150.00				
13.12						Paintwork peeling to stone boundary wall in both WC and store.	Remove defective paintwork and re-paint.	C	2	8 sq m	90.00			90.00			



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14.0	BUILDING COMPRISING EXTERNAL WC AND STORE	REAR ELEVATION	Roof	Pitched roof construction covered in natural slate with clay ridge tiles.	B / C	4 No. slates cracked or missing their edges.	Remove and replace defective slates.	C	1	4 No.	120.00		120.00					
14.1						General build up of moss growth to joints in coping stones indicating moisture penetration.	Clear off moss growth, check for any cracks in joints and re-point if necessary.	C	2	6 No.	60.00		60.00					
14.2						Lead flashing to boundary wall laid in excessive length and split which will allow moisture ingress.	Remove existing lead flashing and replace in code 4 lead flashing.	B	2	4 m	180.00		180.00					
14.3			Rainwater Goods	Half round uPVC gutters on each side of roof with uPVC downpipes.	C	Gutter to north side has insufficient clips and sagging in the centre.	Provide additional clips and clean out gutters. Leave gutters so that they lay to a satisfactory fall.	B	1	4 m	20.00		20.00					
14.4						General build up of debris in gutter system.	Clear out all gutters and drainage gully's.	A	1	Item	60.00		60.00					
14.5			Walls	Mostly solid stone construction with section of brick to area near urinals. Painted on the outside.	C	Heavy spalling and peeling to paintwork together with water and spalling stonework behind.	Remove all spalling paintwork and remove to expose stonework and pointing. Re-point defective areas and allow for re-facing of stonework. Re-paint with external quality masonry paint.	B	2	10 sq m	1,800.00			1,800.00				
14.6						General spalling of mortar and peeling paintwork throughout the interior sides of the walls with evidence of previous movement at partition wall between store and WC.	Cut out cracks between partition wall and WC and fill and monitor. Scrape back all defective paintwork and defective pointing, rake out and re-point defective areas and re-face stonework.	C	2	30 sq m	2,550.00			2,550.00				
14.7			Floor	Floor to urinal in terracotta tiles.		Pointing open between floor tiles.	Re-point tiles.	C	2	1 sq m	85.00			85.00				
14.8						Floor to store area generally uneven and cracked flagstones or quarry tiles throughout.	No action recommended due to current restricted use of building.	N/A			0.00		0.00	0.00	0.00	0.00	0.00	
14.9			Timber and joinery	Single glazed window and timber door to store room with door to urinal removed.	D	General peeling of paint to timber and joinery throughout.	Prepare and paint all timber and joinery 2 undercoats and 1 gloss finishing coat including renewing any defective putties.	B	1	Item	165.00		165.00					
15.0	INTERNALLY	MAGISTRATES COURT	Ceiling	Bow ceiling constructed in what would appear to be lath and plaster construction with 6 no. lights and exposed timber intermediate beading and corncicing.	B	Numerous areas of random minor cracking to ceiling throughout with slight undulation of plastered finish along lower areas of ceiling. Minor mould and isolated damp stains.	Cut out and fill all areas of cracks and monitor ceiling for future movement / undulation. Prepare and paint on cyclical basis and stain block damp affected areas.	B	3	123m <sup>2</sup>	1,120.00			1,120.00				
15.1						Lath and plaster ceilings are known to become unstable with age and with moisture penetration therefore areas of the plaster may start to become detached from the supporting laths over future years.	Monitor ceiling throughout occupation for areas of open cracking or detached areas of plaster. Make good any defective areas.	C	all	Item	200.00		200.00	200.00	200.00	200.00	200.00	
15.2						Timberwork forming bow ceiling generally in satisfactory condition although sections of paint visually appearing slightly flat.	Wood stain all timber to match existing when ceiling re-painted.	C	5	9no	900.00						900.00	
15.3			Walls	Solid stone construction to external walls, stud partitioning to walls surrounding interview rooms and toilet at the rear of the Court and solid stone partition to link room at the front of the Court.	B / C	Area of internal render work blown to north east corner of room at high level adjacent arched window with peeling paint. Plaster finish probably blown due to water ingress.	Hack off defective plaster / render finish and re-render/plaster with ashlar lines to match existing.	D	5	2 sq. m	120.00							120.00
15.4						2 No. horizontal cracks, and 3 no. vertical cracks apparent to front partition wall with link room running through plaster with plaster in areas detaching and ringing hollow.	Cut out defective plaster 75mm either side of crack and inspect wall behind. Undertake isolated stitching works if necessary, fix stainless steel eml over crack and re-render to match existing.	B	2	12 m	360.00			360.00				
15.5						Horizontal open cracking to east elevation wall spanning between window cills, paintwork peeling and evidence of cracking being previously filled however opened again. Éno cracks above windows.	Cut out crack 75mm either side, inspect stonework behind. Re-point any defective areas, fix stainless steel eml and re-render wall to existing profile.	C	2	6 m	360.00			360.00				
15.6						Open cracking approximately 1mm wide extending up from south side of central window on east elevation up to timber coving.	Cut out crack to expose stonework behind, stitch if necessary, fix stainless steel eml and re-render to existing profile.	D	2	1m	30.00			30.00				
15.7						3 No. minor cracks underneath north side window to west elevation extending down from window cill to wall panelling. Cracks have been filled in the past and have re-opened again.	Cut out crack 75mm either side and inspect stonework. Fix stainless steel eml and re-render with ashlar lines to match existing.	C	2	1 m	30.00			30.00				
15.8						Vertical cracking approximately 1mm wide extending up from south side of north window on west elevation wall continuing up from window reveal to timber corncicing.	Cut out crack 75mm either side, stitch if necessary, fix stainless steel eml and re-render wall to match existing profile.	B	2	1/2 m	15.00			15.00				

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15.9						Horizontal slight cracking extending back from head of north side triple window on west elevation wall and continuing to a position past the double doors with heavy peeling of paintwork surrounding cracks.	Cut out crack 75mm either side and inspect stonework behind. Re-point stonework if necessary, fix stainless steel eml and re-render to match existing profile.	C	2	3m	90.00			90.00				
15.10						Minor vertical cracking extending up to west elevation wall on either side of double doors. Cracking appears to have been previously filled but slightly opened again.	Cut out cracks 75mm either side and inspect stonework behind. Undertake minor stitching if necessary. Fix stainless steel eml and re-render to match existing profile.	C	2	4 m	120.00			120.00				
15.11						Patch of plaster has been replaced at high level between double doors and rear window on west elevation wall with paintwork peeling and minor cracking surrounding new plaster.	Hammer test replacement plaster to see if it has lost its key and cut out and fill cracks if still keyed. If plaster has detached, hack off and re-plaster including inspecting and re-pointing stonework behind if necessary.	C	2	2m sq	120.00			120.00				
15.12						Section of what would appear to be hardboard facing to stud partition wall on interview room has blown with diagonal crack running through at higher level.	Remove section of board back to board joints, and replace in new hardboard to match existing.	B	5	2 m sq	80.00							80.00
15.13						Open minor cracking which would appear to match positions of joints in boarded finish of stud partitions to rear.	Cut out and fill joints prior to re-decoration.	C	5	item	100.00							100.00
15.14						Paintwork peeling to walls throughout in isolated areas with heavy peeling being apparent to window reveals of north window on east elevation wall and at high levels to west elevation. Minor mould growth and peeling paintwork to all windows with minor spalling of window mullions and horizontal window ledges at low level.	Scrape back all defective and peeling paint throughout and prepare and key previous undercoat of walls to accept new painted finish. Prepare and paint all walls 3 coats breathable emulsion.	C	5	192 m <sup>2</sup>	1,920.00							1,920.00
15.15			Windows and doors.	Single glazed steel windows forming arched openers on the side elevations of the Court Room with panelled timber doors to link room and to entrance lobby.	C	All hinges, handles and working mechanisms to windows appear to have seized with minor corrosion appearing throughout and isolated broken panes of windows.	Thoroughly clean down all paintwork to windows, overhaul and replace and re-grease all working mechanisms, replace all sections of glazing where cracked and re-paint metal work with two coats Hammerite. To all granite mullions and window surrounds, strip back all paintwork where peeling, apply stabilising solutions to granite and re-paint window surrounds.	B	5	11 No. sections	1,925.00							1,925.00
15.16						Timber panelled doors generally functional however have not been re-decorated for some time and minor areas of paint starting to deteriorate. Paint blistered and peeling.	Strip defective paint. Prepare and paint timber doors and surrounding frames 2 undercoats and 1 gloss finishing coat.	C	5	7 No.	840.00							840.00
15.17			Floor	Suspended timber construction with tiered seating area all covered in carpet.	B	Isolated loose boards apparent and carpet extremely dated.	Strip out all carpet and cart away. Check over floorboards for any decay, replace defective floorboards if necessary and re-secure isolated loose boards, re-carpet throughout.	C	5	85 m <sup>2</sup>	4,080.00							4,080.00
15.18			Seating gallery dock and judges / solicitors enclosures and wall panelling.	Fitted panel timber seating areas and timber enclosures throughout court room.	B	Timber work generally found to be satisfactory although minor areas of impact damage throughout, decorative finish tired.	Sand down all areas of timber panelling and seats, prepare and paint 2 coats wood stain colour to match existing.	D	5	Item	12,000.00							12,000.00
16.0		<b>INTERVIEW ROOM REAR SOUTH EAST CORNER</b>	Ceiling	Would appear to be plasterboard construction with no coving provided.	C	Evidence of damp ingress with minor undulation to ceiling and dampness extending from joints in plasterboard to rear south-east corner.	Once cause of damp ingress is cured, cut out all cracks to plasterboard and fill, stain block ceiling where affected and prepare and paint 2 coats emulsion.	A	5	8.8m <sup>2</sup>	80.00							80.00
16.1			Walls	Solid stone construction to external walls with stud partitioning elsewhere.	B / C	Vertical cracking to east elevation wall extending up on south side of window approximate width 1mm.	Cut out cracks 75mm either side of crack and inspect stonework behind. Stitch if necessary. Supply and fit stainless steel eml and re-render wall to match existing.	B	2	1 m	30.00			30.00				
16.2						Slightly sloping horizontal cracking extending across south reveal of window and continuing along east elevation wall back to electrical meter cupboard before continuing horizontally along rear elevation wall full length. Paint to reveals heavily peeling.	Cut out cracks 75mm either side and inspect stonework behind. Strip defective paintwork. Re-point and replace stonework to any defective areas. Fix stainless steel eml and re-render to match existing.	C	2	4.5m	195.00			195.00				
16.3						Open diagonal cracking extending up to north side of window opening.	Cut out cracks and inspect stonework / lintel behind, stitch if necessary fix stainless steel eml and re-render.	D	2	0.3 m	10.00			10.00				
16.4						Disjointed horizontal faint cracking to rear elevation wall at high level extending most of the width of the wall.	Spin out cracks with diamond disc cutter and fill with masonry filler.	C	2	4 m	20.00			20.00				
16.5						Heavy peeling of decorative paint finish to window head and window reveal.	Strip back all defective paintwork back to plaster finish. Apply stabilising solution and re-decorate with 3 coats breathable emulsion.	C	5	2 sq m	40.00							40.00

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16.6						Decorative condition to walls throughout tired with minor paintwork peeling to rear side of east elevation.	Remove all loose and flaking paintwork and supply stabilising solution. Prepare and paint all walls 2 coats breathable emulsion.	C	5	42 m <sup>2</sup>	380.00							380.00
16.7			Windows and doors	1 No. steel framed window and 1 No. timber framed window, both single glazed. Hollow core door in surrounding timber frame.	C	Opening hinged windows to steel window section have seized being slightly open and working mechanisms corroded.	Overhaul windows and all working mechanisms and ensure fully functional.	E	1	1 No.	150.00		150.00					
16.8						Paintwork deteriorating to both windows and has not been re-decorated for some years.	Prepare and paint both windows using 2 coats Hammerite to steel section and 2 undercoats and 1 gloss finishing coat to timber framed section.	C	1	2 No.	150.00		150.00					
16.9						Paintwork slightly peeling to granite mullions and window surrounds and not been re-decorated for some time.	Prepare and paint window surrounds 2 undercoats 1 gloss finishing coat.	C	1	1 Set	70.00		70.00					
16.10						Decorative condition to door, door lining, architrave and skirting generally satisfactory but has not been redecorated for some time.	Prepare and paint all timber and joinery 2 undercoats and 1 gloss finishing coat.		5		120.00							120.00
16.11			Floor	Suspended timber construction covered in carpet	B	Carpet tired and stained in isolated areas.	Remove and replace carpets.	D	5	8.8m <sup>2</sup>	420.00							420.00
16.12			Services	CFL lighting 1 No. radiator as in magistrates court and distribution board.														
17.0		<b>INTERVIEW ROOM 2 (INDICATED AS DRUG TESTING SITE)</b>	Ceiling	Plasterboard construction with no coving.	B	Minor horizontal board joint cracks and minor staining around smoke detector although generally satisfactory.	Cut out and fill crack, prepare and paint 2 coats emulsion.	C	5	8.8m <sup>2</sup>	80.00							80.00
17.1			Walls	Solid stone construction to external walls with rendered internal finish, stud partitions elsewhere.	B / C	Spalling render and diagonal cracking extending across north window reveal and continuing up on north side of window to ceiling cracking appears to have previously been filled but it has opened again.	Cut out cracks 75mm either side and inspect masonry behind. Stitch if necessary. Supply and fix stainless steel eml and re-render to existing profile.	B	2	2 m	180.00			180.00				
17.2						Horizontal cracking running through render on rear elevation wall and extending up before continuing along side elevation wall and terminating at window reveal.	Cut out cracking 75mm either side and inspect stonework behind. Re-point or replace defective stonework if necessary. Supply and fix stainless steel eml and re-render wall to match existing.	B	2	3.5 m	105.00			105.00				
17.3						Minor horizontal cracking extending down from centre of ceiling and continuing down along rear elevation wall.	Spin out cracking and fill with masonry filler.	C	2	2 m	10.00			10.00				
17.4						Minor board joint cracks to board finish on stud partitions throughout.	Rake out and fill with decorative caulking or similar flexible material prior to repainting.	C	5	4 m	20.00							20.00
17.5						Heavy peeling of paintwork at high level to side elevation wall and throughout most of height to rear elevation wall.	Scrape back and remove all peeling paintwork throughout rendered walls. Stabilise walls and prepare and paint 3 coats breathable emulsion. Prepare and paint stud partitions 2 coats breathable emulsion.	B	5	42m <sup>2</sup>	380.00							380.00
17.6			Windows	1 No. steel framed window and 1 No. original metal window which visually appears of timber profile. Both single glazed.	C	Pivot windows to steel opening sections has ceased up with minor corrosion to working mechanisms and no longer easily functional.	Overhaul window and working mechanism and ensure fully functional.	B	1	1 No.	100.00		100.00					
17.7						Isolated patches of corrosion throughout windows with peeling paint throughout.	Prepare windows removing all peeling paint, spot prime corrosion and prepare and paint windows 2 coats Hammerite smooth.	C	1	2 No.	150.00		150.00					
17.8						Gloss paint finish to window mullions and window surrounds has blown and is peeling throughout with granite behind paint areas which have physically peeled appearing damp.	Strip off all paintwork to window surrounds and inspect granite. Consider leaving granite exposed if paintwork can be removed in its entirety.	C / D	1	1 No.	75.00		75.00					
17.9			Timber and joinery	Hollow core timber door chamfered architraves and skirting's and timber door lining and cill.	E	Door functional and decorative condition generally fair although slightly tired and peeling in damp affected areas.	Prepare and paint all timber and joinery 2 undercoats and 1 gloss finishing coat.	C	5	item.	120.00							120.00
17.10			Floor	Suspended timber construction covered in fitted carpet.	E	Floor generally satisfactory although carpet tired.	Consider replacement of carpet.	E	5	8.8m <sup>2</sup>	420.00							420.00
18.0		<b>BACK OF MAGISTRATES</b>	Ceiling	Plasterboard construction, no coving and emulsion painted.	A	No apparent defects.	Prepare and paint ceiling on a cyclical basis.	C	5	5m <sup>2</sup>	45.00							45.00
18.1			Walls	Rear elevation wall of solid stone construction with remaining walls being formed in light weight studwork.	D	Horizontal and diagonal cracking to rear elevation wall behind WC pan with cracking previously filled but opened again.	Cut out cracks 75mm either side and inspect masonry behind. Re-point if required. Supply and fix stainless steel eml and re-render to existing profile.	B	2	1 m	30.00			30.00				

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18.2						Tiled gill to window boxing above sink unit has numerous tiles which have lost their key with tiles cracked and grout missing.	Remove tiles to lid throughout. Replace tiles in new white ceramic tiles to match existing and re-grout.	B	1	1/2 m sq	40.00		40.00					
18.3						Decorative condition to stud wall generally satisfactory although paintwork peeling to window surround. Decorative condition has further not been replaced in recent years.	Strip off all peeling paint to window surrounds. Stabilise masonry behind and redecorate entire room using 2 coats breathable emulsion.	C	1	30m²	275.00		275.00					
18.4			Window	Metal framed arch headed fixed units in surrounding granite in mullions.	C	Corrosion apparent throughout all window areas with 3 No. cracked panes of glass.	Replace cracked panes of glass in clear float glass to match existing. Prepare windows removing all defective paintwork, spot prime any corroded areas and prepare and paint all windows 2 coats Hammerite smooth.	B	1	3 No.	360.00		360.00					
18.5						Heavy peeling of paintwork to granite window surrounds with blown paintwork noted.	Burn off all paintwork to check granite behind. Stabilise granite and re-decorate using breathable paint.	C	1	item	75.00		75.00					
18.6			Floor	Suspended timber construction covered in dated vinyl floor tiles.	B	Floor tiles scuffed and scratched throughout and possibly asbestos based.	Consider either stripping and re-covering floor tiles or over laying new vinyl.	D	5	5m²	240.00						240.00	
18.7			Timber and joinery	Hollow core flush timber doors with chamfered architraves and skirting's.	B	Generally satisfactory condition although not re-decorated for some time.	Prepare and paint 2 undercoats and 1 gloss finishing coat.	C	5	2 Doors	180.00						180.00	
18.8						Heavy staining to vanity unit surrounding sink.	Consider replacing vanity unit.	D	5	1 No.	250.00							250.00
18.9			Services	2 No. CFL lights 1 No. wc with broken seat and 1 No. wash hand basin slightly stained.														
19.0		<b>ROOM BEHIND MAGISTRATES COURT</b>	Ceiling	Lath and plaster construction with decorative cornice around perimeter.	B	Straight cracking running in disjointed fashion from side to side of room virtually full length with minor secondary faint cracking extending out from main central crack. Further slight cracking running parallel to partition wall with Court Room and minor areas of peeling paintwork in isolated sections. Further faint cracking extending from side to side of building in position approximately 500mm out from west elevation.	Cut out all cracks and fill. Prepare and paint ceiling 2 coats emulsion. Monitor ceiling for future movement.	C	5	42m²	380.00							380.00
19.1						Lath and plaster ceilings known to become unstable with age.	Monitor ceiling for any future cracking or deterioration / dropping of ceiling plaster.	C	All	Item	20.00		20.00	20.00	20.00	20.00	20.00	20.00
19.2			Walls	Solid stone construction with rendered internal finish to west wall. Solid stone construction to partition with Magistrates Court and east elevation wall having internal lath and plaster wall lining. Partition to north side also formed in lath and plaster finish.	D	East external elevation wall generally satisfactory although minor spalling patches of plaster to north window reveal, blown area of plaster skim beneath window and isolated faint cracking extending out from window heads and also above arch door to stair tower. Spalling render to reveals below window on west wall (6No)	Hack of defective plaster and replaster. Cut out cracks and fill. Remove spalling render and recast in lime plaster.	C	5	Item	880.00							880.00
19.3						Minor vertical and diagonal cracking apparent to partition wall with Magistrates Court.	Cut out cracks and fill prior to redecoration.	C	5	7 m	35.00							35.00
19.4						Paintwork peeling in isolated areas to east elevation wall with minor horizontal cracks apparent to window reveals.	Remove all defective and peeling paint and prepare wall ready for re-decoration, cut out cracks and fill.	C	5	Item	100.00							100.00
19.5						Room does not appear to have been re-decorated for some time.	Prepare and paint room on a cyclical basis.	C	5	86m²	780.00							780.00
19.6			Windows	Arch headed double hung sliding sash windows with sash boxes situated behind granite mullions forming window surrounds.	D	1 No. lower sash to west elevation has been painted shut with no sash cords currently fitted.	Consider overhauling window and replacing sash cords and possibly weights.	D	5	1 No.	150.00							150.00
19.7						Opening sashes to both west and east windows functional although would benefit from being overhauled.	Overhaul windows including all working parts.	D	5	2 No.	300.00							300.00
19.8						Decorative condition to windows tiring.	Prepare and paint all windows and sash boxes and surrounding frames 2 undercoats and 1 gloss finishing coat.	C	5	5 No.	375.00							375.00
19.9			Timber and joinery	Arch headed doors to Magistrates Court, stair tower and corner cupboard in surrounding timber frame.	E	No significant defects noted to doors although decorative condition tiring with paintwork chipped and has not been re-decorated for some time.	Prepare and paint all doors and surrounding frames 2 undercoats and 1 gloss finishing coat. Prepare and paint skirting boards 2 undercoats and 1 gloss finishing coat.	C	5	4 No.	360.00							360.00
19.10			Floor	Suspended timber construction fully covered in carpet.	B	Carpet heavily stained and dated.	Consider replacing carpet.	D	5	42m²	2,010.00							2,010.00
19.11			Services	Fluorescent strip lights 2 No. 1 No. radiator as magistrates court.														

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20.0		<b>Interview Rooms 1 &amp; 2</b>	Ceiling	Mostly lath and plaster construction with areas of plasterboard being replaced in previous years.	C	Minor random cracks to lath and plaster construction in north side locker room.	Cut out cracks and fill.	B	3	3 m	15.00				15.00		
20.1	Open hole in ceiling and pigeon activity in roof.					Remove pigeons and clean through, install pigeon protection and make good ceilings.	B	1	Item	420.00		420.00					
20.2	Staining, peeling paintwork and cracking to central room on east side.					Ensure leak from roof is cured. Cut out cracks and fill, stain block ceiling, remove all decorative finish and leave ready for decorators. Allow to re-plaster defective areas.	B	1	3 m	255.00		255.00					
20.3	Section of wall reveal blown at low level to north side of dormer window in central room.					Remove section of plaster and inspect the timber work behind. Allow for replacement and treating of defective timber of dormer window. Replace defective timber and re-plaster.	A	1	1 m sq	250.00		250.00					
20.4	Ceiling in shower room has minor cracking and crazing with paintwork throughout with mould growth being apparent to dormer cheek.					Remove all defective paintwork, cut out cracking and fill and clean down and stain block all areas of plasterwork before leaving ready for decorator.	C	3	22m²	200.00				200.00			
20.5						Consider installing extraction unit to expose of high moisture levels from shower cubicle.	B	1	1 No.	150.00		150.00					
20.6						Lath and plaster ceilings are known to become unstable with age.	Monitor over future years.	C	3	Item	20.00				20.00		
20.7			Walls	Solid masonry construction with render and plaster finish to external walls having stud partitions to separate the various rooms.		Damp ingress apparent extending in from north parapet wall on north changing rooms.	Allow to cure source of dampness from roof above. Cut out defective render work and re-render wall. Plaster skim finish. Re-skim blown plaster areas	A	3	4 sq m	300.00				300.00		
20.8	Minor cracking of plaster skim to east elevation wall beneath dormer window in changing room although wall not testing excessively damp with an electronic damp meter.					Hack off defective areas of plaster skim, bond wall behind and re-skim.	B	3	2 sq m	120.00				120.00			
20.9	Diagonal cracking apparent to partition wall between changing room and mess room area indicating potential overstraining of stud wall.					Cut out crack and monitor. If crack re-opens hack off plaster to determine if any upgrading works required to timber structure behind.	B	3	3 m	45.00				45.00			
20.10	Evidence of heavy previous damp staining with blown plaster and hygroscopic salts apparent to east elevation wall within central gym room located beneath dormer window. Wall is however testing damp with a damp meter.					Hack off defective plaster work and render, undertake remedial works to stonework if necessary and re-plaster wall with new render and skim finish.	B	3	6 sq. m	360.00				360.00			
20.11	Minor cracking above WC cistern and areas of peeling paint and hygroscopic salts apparent beneath and beside wash hand basins. Wall not testing damp with an electronic damp meter.					Replaster defective plaster. Cut out cracks and fill with masonry filler. Scrape back defective paintwork and seal with stabilising solution. Insulate pipe work feeding instantaneous water heater to prevent condensation and leave ready for decorators.	B	3	2 sq m	240.00				240.00			
20.12	Cracking, defective plaster and damp salts apparent to south elevation wall between shower cubicle and wc. Plaster blown.					Remove defective sections of lath and plaster and replace	B	3	8 sq m	880.00				880.00			
20.13						Decorative condition to all walls tired.	Prepare and paint all walls 2 coats emulsion including mist coat to areas of new plaster works.		3	80m²	720.00				720.00		
20.14							Windows.	Pivot hung single glazed timber windows to dormer roof openings.	B	Windows generally found to be in satisfactory condition although would benefit from being overhauled and re-decorated.	Overhaul windows and ensure all fully functional, prepare and paint windows 2 undercoats and 1 gloss finishing coat.	C	1	6 No.	450.00		450.00
20.15	Timber and joinery	Panelled timber doors to each room, moulded architraves and square edge skirting's.	B	Doors and joinery generally in satisfactory condition considering their age however doors will benefit from being overhauled and all joinery has not been re-decorated for some time.	Overhaul doors (3 No.) prepare and paint all timber and joinery 2 undercoats and 1 gloss finishing coat.		C	3	3 No	360.00			360.00				
20.16	Floor	Suspended timber construction covered in very dated vinyl to changing room and gym room with slightly newer but still dated vinyl in shower room.	B / C	Vinyl visually poor and splitting which could cause trip hazards.	Consider removing and replacing all floor coverings.		D	3	21m²	1,040.00				1,040.00			
21.0		<b>SECOND FLOOR MESS ROOM (OUTSIDE SHOWER / CHANGING ROOMS)</b>	Ceiling	Lath and plaster construction which appears to be underlined in flat grade lining paper prior to being painted.	C	Paintwork peeling from lining paper throughout with lath and plaster undulating generally, areas of filler throughout and possibility of further deterioration over future years. Isolated areas of plaster have lost their key above the door.	Ceiling should be monitored continually until such time as the ceiling is replaced. Allow for replacement of ceiling.	B	3	21m²	550.00				550.00		

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21.1			Walls	Solid masonry construction to external walls, stud partition to changing and shower rooms. Stud partition to cupboard on north side, roof cupboard locked. West elevation wall internally dry lined full height with plaster and skim finish.	B / C	Plaster deteriorating and evidence of damp is apparent to north elevation wall beneath chimney stack.	Consider tanking wall with delta membrane or similar. Vent chimney		3	7m <sup>2</sup>	760.00				760.00			
21.2		Paintwork peeling to alcove below dormer window with isolated sections of dampness being tested above second floor window.				Remove defective plasterwork and re-plaster.	B	3	1 sq m	25.00			25.00					
21.3		Decorative condition to walls tired throughout and peeling paintwork apparent where walls affected by dampness or plaster blown.				Remove all defective areas of peeling paintwork and plaster and prepare and paint walls 2 coats emulsion.	C	3	47m <sup>2</sup>	430.00			430.00					
21.4			Windows	Pivot opening single glazed timber framed window at roof level and single glazed arch headed timber framed casement window at floor level.	B	General deterioration of decorative finishes throughout and working mechanisms of windows would benefit from being overhauled. 1no pane of glass cracked.	Overhaul all windows and prepare and paint 2 undercoats and 1 gloss finishing coat. Replace pane of glass.	C	1	2 No.	290.00		290.00					
21.5			Timber and joinery	Panelled timber doors throughout with moulded architraves and timber skirting's.	B	Doors generally functional although would benefit from being overhauled and re-decorated.	Overhaul all doors and prepare and paint doors, frames, architraves and skirting's 2 undercoats and 1 gloss finishing coat.	C	3	2 No.	180.00				180.00			
21.6			Floor	Suspended timber construction covered in looses laid carpet.	B	Floor generally sloping as can be expected in period property. Carpets stained, soiled and worn throughout.	Consider replacing carpet finish.	D	3	7m <sup>2</sup>	335.00				335.00			
<b>22.0</b>		<b>STAIR TOWER</b>	Top floor ceiling and stair soffits.	Lid of stair tower in solid construction and plastered on the underside with plaster skim finish. Landings and stair soffits have a mixture of plasterboard and lath and plaster construction.	B / C	Ceiling plaster to lid of stair tower affected by damp ingress with plaster work appearing to spall around the perimeter and testing damp around the perimeter with electronic damp meter.	Once cause of dampness from roof above cured, remove defective areas of plasterwork and re-skim. When plaster removed, check lid of stair tower for any corrosion.	D	3	2 sq m	120.00				120.00			
22.1			Stair rotten to top of staircase	Remove stair and investigate extent of rot below. Replace defective timber and sterilise surrounding timbers.	B	1	Item	280.00		280.00								
22.2			Damp ingress affecting plasterwork causing damp and peeling plaster at second floor level to stair soffit and also at first floor level where it would appear penetrating damp is occurring through external walls.	After remedial works have been undertaken to exterior, hack off defective areas of plasterwork and re-plaster. Attempt to seal at junction between damp masonry walls and ceiling throughout height.	B	3	4 sq m	240.00			240.00							
22.3			Walls	Solid stone construction rendered in the majority of areas with render finish before having plaster skim. Top level of stair tower has been re-rendered in recent years with wood floated render finish.	C	Newly rendered finish at top level starting to deteriorate with salts appearing where roof leaking around the perimeter.	Cure roof leaks.	A	1	Item	300.00	300.00	300.00					
22.4			Evidence of hygroscopic salts, peeling plaster and peeling paintwork throughout staircase mostly being apparent on south corner when most exposed to the weather. Isolated areas are reading high on the damp meter with isolated previously peeled and spalled areas no longer testing high.	Remove defective areas of plaster work in its entirety and replace in lime plaster.	B	3	60 sq m	7,200.00			7,200.00							
22.5			Windows	Single glazed, timber framed casement windows throughout height.	B	Decorative condition tired and corrosion apparent to window at link level which is a metal window.	Strip paintwork from metal window, wire brush and spot prime using zinc rich paint. Prepare and paint metal window 2 coats Hammerite smooth. Seal open joint between window and sill at low level. Prepare and paint timber windows including overhauling working mechanisms 2 undercoats and 1 gloss finishing coat.	C	3	3 No.	325.00				325.00			
<b>22.6</b>			Floor	Suspended timber landings with timber spiral staircase full height.	B	1 No. nosing missing creating trip hazard.	Replace nosing.	A	1	1 No.	60.00		60.00					
22.7			Vinyl covering to staircase dated stained and tired.	Consider replacing vinyl.	D	3	Item	4,000.00			4,000.00				4,000.00			
22.8			Timber work to edge of treads metal handrail and stair spine not been decorated for some time.	Prepare and paint all timber work 2 undercoats and 1 gloss finishing coat. Prepare handrail 2 coats Hammerite.	D	3	Item	1,000.00			1,000.00				1,000.00			
22.9			Section of ceiling just inside the external door is also cracked approximately 1/4 m sq and stair area under stairs cupboard has significant hygroscopic salts and areas of damp.	Consider ventilating through external wall.	D	1	Item	250.00			250.00							
22.10		Doors	Panelled timber door to exterior and decoratively carved door to understairs cupboard.	B	Both doors generally functional.	Prepare and paint surrounding frame to understairs cupboard 2 undercoats and 1 gloss finishing coat.	C	3	1 No.	90.00				90.00				
<b>23.0</b>		<b>ORIGINAL CELL (CENTRAL CELL)</b>	Ceiling	Stone / granite construction forming floor area of Magistrates Court above pointed in between and painted.	B	No significant defects noted although minor cracking apparent to pointed joints between granite flagstones.	Cut out and re-point joints as and when necessary, redecorate ceiling.	C	3	6 m	180.00				180.00			

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23.1			Walls	Solid stone construction left un-rendered with white wash finish mostly removed to external areas. Lime pointing to wall.	B	Walls testing damp at low level with electronic damp meter although walls would not originally have been built with a damp proof course. Minor crumbling areas of pointing. No significant areas of cracking noted. Slight patch repairing of pointing and plaster in modern pink plastered finish to partition wall with passage.	No action recommended at present. Allow for repointing in future years and lime wash	C	3	10m <sup>2</sup>	1,050.00				1,050.00		
23.2			Window	Double hung sliding sash window single glazed timber framed window.	C	Window no longer functional with sash cords broken and minor areas of wet rot to lower side. Swelling of timber.	Overhaul window including replacing sash cords, parting beads and staff beads and cut out areas of wet rot and fill using window care repair. Prepare and paint window 2 undercoats and 1 gloss finishing coat.	C	1	1 No	150.00		150.00				
23.3			Floor	Solid construction covered in modern concrete paving slabs.	B	No significant defects noted.		N/A									
23.4			Door	Metal lined door on timber with peep hole as one would expect for a cell.	B	Door functional although minor surface corrosion apparent to internal metal lining.	Consider re-decoration	D	3	1 No	90.00				90.00		
24.0		<b>METER ROOM</b>	Ceiling	Half formed with granite slabs forming floor of Magistrates Court above with second half of ceiling formed in-situ concrete having sections of steel panels left in situ.	B / C	Concrete spalling around perimeter due to continual dampness with all metal work corroding.	Clean down concrete and infill around perimeter, dry pack tightly in order to create adequate fire breaks.	A	1	item	150.00	150.00	150.00				
24.1						Underside of granite ceiling sections starting to spall along joints and decorative finish deteriorating.	Scrape back all cracked areas and rake and re-point defective joints.	C	3	3 m	90.00				90.00		
24.2			Walls	Solid stone construction, lime pointed and finished in whitewash finish.		Decorative whitewash starting to deteriorate throughout with areas of pointing crumbly and walls generally damp as located on the ground floor.	Monitor over future years and rake out and re-point areas of pointing as they become defective.	C	All	1 m sq per year.	85.00		85.00	85.00	85.00	85.00	85.00
24.3			Floor	Solid construction with screeded finish.	A	Over than some staining no apparent defects.	No action recommended.										
25.0		<b>SECOND HOLDING CELL</b>		Note: No access available due to confirmed asbestos within room.			Allow for asbestos removal.	D	1	Estimate	6,000.00		6,000.00				
26.0		<b>TOILET BLOCK</b>	Ceiling	Formed with granite slabs and pointed between, finished with white wash .	B	Generally in satisfactory condition although minor areas of pointing starting to crack slightly.	Once pointing begins to open up larger, cut out and re-point using lime pointing.	C	3	9.7m <sup>2</sup>	270.00				270.00		
26.1			Walls	Solid stone external walls with mixture of solid stone and brick internal partitions all finished in painted finish.	B	All walls showing damp at low level and paintwork deteriorating where plumbing feed pipes have been bedded adjacent to wall to feed the toilets.	Due to current use of this area, no action considered necessary. Allow to re-point in future years	N/A	3	29m <sup>2</sup>	290.00				290.00		
26.2						Decorative condition to walls tiring.	Prepare and paint on a cyclical basis.	C	3	29 sq m	265.00				265.00		
26.3			Windows	Single glazed metal framed window fan light openers to urinal area and WC areas.	E	Could not test windows for functionality as fitted with security locks although minor corrosion apparent to windows and fan-lights do not appear to close tightly.	Overhaul all working parts to windows, wire brush corrosion and prepare and paint all windows two coats Hammerite smooth.	B	1	2 No	300.00		300.00				
26.4			Floor	Solid construction covered in dated vinyl.	B	Floor generally uneven and vinyl very dated and turning up at the edges causing a trip hazard.	Removing vinyl and replace.	B	3	9.7	580.00				580.00		
26.5			Doors	Ledged and braced timber door in surrounding timber frame to entrance with panelled timber doors to WC cubicles.	B	Doors generally functional although hinges would benefit from being overhauled. Doors not redecorated for some time.	Overhaul hinges and re-grease on regular basis. Re-decorate all doors and surrounding frames on a cyclical basis.	C	1	3 No.	270.00		270.00				
27.0		<b>PASSAGE OUTSIDE OLD CELLS</b>	Ceiling	Formed with granite slabs and pointed between, finished with white wash finish. Small section of plasterboard ceiling underneath doc area.	B	Generally satisfactory although areas of pointing deteriorating at junction where minor movement has occurred to south side cell.	Cut out defective pointing where cracked in 3 No. areas to south side of ceiling and tightly pack lime mortar back in. Monitor to see if future movement occurring.	B	3	4 m	120.00				120.00		
27.1						Decorative condition to white wash finish tired and gets worse as run towards the south of the property.	Consider re-decoration depending on proposed use of area.	D	3	19m <sup>2</sup>	170.00				170.00		
27.2			Walls	Solid stone construction throughout with previous door openings in areas bricked up. Stonework painted.	B	Dampness apparent throughout at low level causing peeling paintwork and crumbly pointing. Pointing area does deteriorate further on partition wall with boiler room.	Allow for raking out and re-pointing on continual basis as damp effects pointing over future years.	C	3	24m <sup>2</sup>	2,040.00				2,040.00		
27.3						Decorative condition poor.	Consider re-decorating depending on future use of area.	C	3	55m <sup>2</sup>	500.00				500.00		
27.4						2 No. areas of brickwork spalling to blocked up door opening just inside main entrance	Re-face brickwork as necessary.	C	3	2 no	60.00				60.00		
27.5						Timber lintel to south elevation does appear to have split and corrosion occurring to metal lintel beneath. Note: whole area not visible due to filing cabinet and storage goods running across it.	Allow for wire brushing and treating lintel with zinc rich paint. Allow for replacing timber lintel if necessary and found to be supporting some load.	B	1	Item	500.00		500.00				

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27.6			Floor	Floor formed with granite flagstones having floor drain located just outside boiler room.	B	Pointing missing and flagstones dropped just outside boiler room indicating exposed void beneath.	Rake out and re-point areas with tightly packed line pointing.	D	3	19m <sup>2</sup>	1,615.00				1,615.00		
27.7							Consider cleaning up flagstones depending on proposed use of this area.	D	3	19m <sup>2</sup>	190.00				190.00		
27.8			Doors	Timber door provided in central area between passageway to separate cells.	B	Door has lost edges of timber where locks etc. have been replaced and removed in the past although door still functional. 1 No. glazed light cracked.	Consider re-decoration to decorated areas although no further action recommended.	D	3	1 No	90.00				90.00		
27.9						Doors to exit lobby, under stairs cupboard and dock generally in satisfactory condition although missing some iron mongery and decorative condition tiring.	Overhaul ironmongery, prepare and paint all timber and joinery 2 undercoats and 1 gloss finishing coat.	C	3	3 No	270.00				270.00		
28.0		<b>DRYING ROOM</b>	Ceiling	Lath and plaster construction with no coving	B	Plaster slightly undulating but no significant cracking or defects noted.	Monitor ceiling over future years for cracks or deterioration and prepare and paint 2 coats emulsion.		3	6m <sup>2</sup>	55.00				55.00		
28.1			Walls	All masonry construction and rendered finish with decorative paint coating. External wall appears to have been blocked over with internal timber lining.	B	No significant defects noted.	Prepare and paint on a cyclical basis.	C	3	22m <sup>2</sup>	200.00				200.00		
28.2			Floor	Solid construction covered in vinyl floor covering with vinyl skirting's.	B	No significant defects noted. Although vinyl starting to blister in areas.	Consider replacement vinyl in future years.	C	3	6m <sup>2</sup>	360.00				360.00		
28.3			Timber and joinery	Half glazed 2XG type door with surrounding softwood door linings and architraves.	B	Vent door cover missing to internal side and decorative condition tiring.	Replace vent door cover and prepare and paint door 2 undercoats 1 gloss finishing coat.	C	3	1 No	120.00				120.00		
29.0		<b>PASSAGEWAY LEADING IN FROM GROUND FLOOR ENTRANCE ACROSS TO FEMALE WC</b>	Ceiling	Lath and plaster construction, emulsion painted. No coving.	B	5 No random cracks running through ceiling to internal passage continuing from side to side of corridor.	Cut out and fill cracks, monitor for future movement.	D	3	5 m	25.00				25.00		
29.1						Decorative condition to ceiling tired. Patch repair to filled areas not yet painted.	Prepare and paint ceiling 2 coats emulsion.	C	3	10m <sup>2</sup>	95.00				95.00		
29.2			Walls	Solid masonry external walls and masonry internal partitions all with render finish.	B	Isolated areas of plaster ringing hollow and spalling at low level with minor salts apparent through plaster finish. Walls not considered to have damp proof course although render is holding dampness to some extent.	Allow for hacking off and re-rendering in areas in lime plaster.	C	3	4 sq m	480.00				480.00		
29.3						Decorative condition tired and walls scuffed and scraped throughout.	Prepare and paint walls 2 coats emulsion.	C	3	54m <sup>2</sup>	510.00				510.00		
29.4			Doors	Half glazed timber panelled external doors with flush timber door to rear. Internal doors are panelled timber doors, some with vision panels.	B	Note: external door defects noted in external part of the schedule. Internal doors generally functional although handles and ironmongery dated and loose and decorative condition poor.	Overhaul doors and joinery, prepare and paint 2 undercoats and 1 gloss finishing coat.	C	3	6 No	540.00				540.00		
29.5			Floor	Solid construction covered in carpet.	B	Door thresholds to front and rear sides are seen to be allowing moisture penetration as they are level thresholds with no water bar. Carpet very dated, worn and stained throughout.	Consider replacing carpet with alternative material to absorb any moisture from floor.	D	3	10m <sup>2</sup>	480.00				480.00		
30.0		<b>FEMALE TOILET / LOCKER ROOM</b>	Ceiling	Lath and plaster construction to locker room area with ceiling of WC's formed in underside of granite floor to Magistrates Court.	B / C	Lath and plaster ceiling area cracking in numerous areas with minor undulation although no significant areas appear to have lost their key at present.	Cut out cracks and fill. Monitor ceiling over future years to establish whether any further deterioration occurs.	B	3	4 sq m	20.00				20.00		
30.1						Decorative condition tired to both lath and plaster section and granite section of ceiling.	Prepare and paint on a cyclical basis.	C	3	12m <sup>2</sup>	110.00				110.00		
30.2			Walls	Masonry construction with granite external walls and brick internal partition between WC cubicle. Masonry to WC area painted with walls to locker area being finished with lath and plaster prior to being painted. Note: locker area walls mostly covered by lockers.	B	Walls to WC areas in fair condition although damp at low level with salts and peeling paintwork appearing.	Allow for re-pointing and re-decoration of low level walls over future years.	C	3	19m <sup>2</sup>	1,615.00				1,615.00		
30.3						Diagonal cracking extending up on side of door opening with cracking extending through to passageway on outer face.	Cracks now patched in. Monitor	B	3	item	50.00				50.00		
30.4						Decorative condition tired.	Prepare and paint on a cyclical basis. Note: current paint either a gloss or silk finish.	C	3	43m <sup>2</sup>	400.00				400.00		
30.5			Floor	Solid construction with screeded finish to WC area and locker area finished in very dated vinyl floor covering.	B	Vinyl floor covering very dated, split and lifting causing trip hazard.	Either remove vinyl completely or replace.	A	3	12m <sup>2</sup>	720.00				720.00		
30.6			Windows	Single glazed sash window to locker area with single glazed Crittal type fan light opening window to wc's.	B	Opening mechanisms to windows slightly seized.	Overhaul window mechanisms.	C	1	2 No	100.00		100.00				
30.7						Decorative condition tired.	Prepare and paint windows on a cyclical basis.	C	1	3 No.	225.00		225.00				
30.8			Doors	Panelled timber door to locker entrance with ledged and braced timber doors to cubicles.	B	Doors to cubicles satisfactory and door to main entrance functional although split to timber under lock.	Prepare and paint doors and surrounding frames on a cyclical basis.	C	3	3 No.	270.00				270.00		
31.0		<b>MALE LOCKER ROOM / MAIN LOCKER ROOM</b>	Ceiling	Lath and plaster construction with no coving. Possible areas replaced in previous years with plasterboard.	B	Straight cracking apparent across window opening to east and west elevation walls with minor random cracking also apparent throughout.	Cut out and fill cracks, monitor ceiling over future years for further detachment of plaster finish.	C	3	11 m	55.00				55.00		



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31.1						Decorative condition fair but not believed to have been re-painted in past years.	Prepare and paint ceiling 2 coats emulsion.	C	3	22m <sup>2</sup>	200.00				200.00		
31.2			Walls	Masonry stone construction to external walls with mixture of stud and masonry internal partitions. All plastered with decorative paint finish. Note: Majority of walls not available for instruction due to lockers around perimeter of room.	B	Salts and areas of dampness noted at low level to external walls	Remove defective plaster and replaster in lime plaster.	B	3	16 sq m	1,920.00				1,920.00		
31.3						2 No horizontal cracks through partition wall on north side of locker room on west side of property.	Cut out cracks to expose masonry behind. Stitch if necessary, fix stainless steel eml and re-render with plaster skim finish.	B	3	2 m	120.00				120.00		
31.4						Decorative condition to walls tired.	Prepare and paint on a cyclical basis.	C	3	60m <sup>2</sup>	545.00				545.00		
31.5						Note: Walls painted with emulsion											
31.6			Windows	Single glazed timber framed casement window to east side with single glazed double hung sliding sash windows on west side.	B	Windows appear to have been painted shut with some sash cords being removed to sash window.	Consider overhauling windows to make functional again.	D	1	3 No	300.00		300.00				
31.7						Decorative condition of windows tired.	Prepare and paint windows 2 undercoats and 1 gloss finishing coat.	C	1	3 No	225.00		225.00				
31.8			Timber and joinery	Timber panelled doors moulded skirting's and architraves.	B	Doors generally functional although area of impact damage on door leading into photocopy room.	Replace lower timber panel, prepare and paint doors 2 undercoats and 1 gloss finishing coat.		3	2 No.	200.00				200.00		
31.9						Skirting boards and architraves not painted for some time.	Prepare and paint 2 coats woodstain to match existing.	C	3	Item	150.00				150.00		
31.10			Floor	Solid construction covered in carpet.	B	Carpet heavily worn and very dated	Consider replacing carpet	D	3	22m <sup>2</sup>	1050.00				1,050.00		
<b>32.0</b>		<b>ROOM D9/INSPECTOR OFFICE</b>	Ceiling	Plasterboard ceiling	B	Ceiling cur through as roof leak.	Undertake external works to cure damp ingress, cut out defective sections and replaster. Stain block and redecorate ceiling in its entirety.	B	1	18m <sup>2</sup>	450.00		450.00				
32.1						Minor undulations and cracking as can be inspected with lath and plaster ceiling and area of ceiling slightly dropped to south-west corner.	Monitor ceiling over future years to ensure no further deterioration. Replace if defects increase	C	1	18m <sup>2</sup>	470.00		470.00				
32.2			Walls	Solid stone construction to external wall and party wall. Masonry internal partitions all plastered with emulsion finish.	B/C	Plasterwork to front elevation underneath water ingress on both sides of windows affected by dampness with high risk of hygroscopic salts. Minor isolated cracking and damp staining.	After external works undertaken, hack off defective plaster and replaster.	B	4	6 sq. m	360.00				360.00		
32.3						Remaining walls generally satisfactory with no significant movement cracking noted.	Prepare and paint on cyclical basis.	C	4	45m <sup>2</sup>	405.00				405.00		
32.4			Windows	Double hung sliding sash sections. Single glazed.	B/C	Minor peeling of paint and evidence of previous damp ingress at low level causing swelling between sash boxes and horizontal sections of the frame.	Once external redecoration works undertaken, prepare and paint windows to undercoat and one gloss finishing coat.	C	1	2 No.	150.00		150.00				
32.5						One of the lower sashes no longer has any sash cords and not functional.	Consider overhauling window, replacing sash cords and weights if necessary.	D	1	1 No.	100.00		100.00				
32.6			Timber and Joinery	Timber panelled entrance door with timber panelled door to cupboard adjacent fireplace. Moulded architraves and square edge skirting's.	B	Main entrance door lined on external face with asbestos sheet and sheeting and minor areas of impact damage.	Either encapsulate asbestos or consider replacement of door.	A	1	1 No.	700.00	700.00	700.00				
32.7						Decorative condition to all timber and joinery fair, although minor scuffs and scrapes throughout.	Prepare and paint on cyclical basis two undercoats, one gloss finishing coat	C	4	45m <sup>2</sup>	405.00				405.00		
<b>33.0</b>		<b>TOWN CENTRE OFFICE</b>	Ceiling	Modern plasterboard ceiling	B	Satisfactory	Redecorate on cyclical basis.	C	4	13m <sup>2</sup>	120.00				120.00		
33.1						Solid stone construction to external wall. Stud partition to corridor. Solid partition to typing room and lath and plaster partition to old CID Office. All plastered with emulsion paint finish.	Prepare and paint walls on cyclical basis	C	4	Item	250.00				250.00		
<b>34.0</b>		<b>REPORT ROOM</b>	Ceiling	Lath and plaster construction underlined with flat grade lining paper. No coving.	B/C	Straight cracking running north to south of room in position approximately 800mm away from partition wall with corridor and plaster appears to have detached slightly from securing laths.	Test ceiling to determine whether plaster has lost its key, Allow for cutting out and replacing defective sections of plaster.	B	4	4 m.	100.00				100.00		
34.1						Other areas of ceiling generally satisfactory although decorative condition tired.	Prepare and paint ceiling on cyclical basis.	D	4	11m <sup>2</sup>	100.00				100.00		
34.2			Walls	Solid stone construction to external wall. Stud partition to corridor. Solid partition to typing room and lath and plaster partition to CID Office. All plastered with emulsion paint finish.	B	Other areas of walls only having minor shrinkage cracking at corner junctions with ceilings and around window with decorative condition tired.	Cut out and fill shrinkage cracks ( 4m). Prepare and paint walls with two coats emulsion on cyclical basis.	C	4	34m <sup>2</sup>	310.00				310.00		
34.3			Windows	Double hung sliding sash windows, single glazed with timber frame.	B	Sash cords missing to lower sash and lower sash painted shut.	Consider overhauling window, replacing sash cords and weights if necessary.	D	1	1 No	100.00		100.00				
34.4						Decorative condition to interior face of windows tired with peeling paint throughout and isolated areas of softened timber.	Cut out any defective areas of timber and fill using window care repair, remove all flaking paintwork and prepare and paint window with two undercoat and one gloss finishing coat.		1	1 No	95.00		95.00				

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34.5			Timber and Joinery	Half glazed timber door, moulded architraves and square edge skirting's.	B	Door and joinery functional. Only minor chips and scuffs throughout.	Prepare and paint two undercoats and one gloss finishing coat on cyclical basis.	D	4	1 No. door.	90.00					90.00	
34.6			Floor	Suspended timber construction covered in commercial style carpet.	B	Considered fair condition for its age, although minor spring and squeaky floorboards when walked upon. Carpet tired and soiled and stained throughout.	Lift carpet, check over floorboards and replace any defective and replace carpet.	D	4	11m²	530.00					530.00	
34.7		<b>SERGEANTS OFFICE</b>	Ceiling	Appears to be replacement plasterboard ceiling with plaster skim. No coving.	A	Minor shrinkage cracking around perimeter, but ceiling found to be in satisfactory condition.	Prepare and paint on cyclical basis and caulk around the edge when painted.		4	14m²	125.00					125.00	
34.8			Walls	Solid external wall and partition walls to north and south sides. Lath and plaster partition to corridor.	B/C	Isolated patches of dampness apparent throughout front elevation wall and dampness becoming more severe both to window reveals and beneath window. Dampness to front elevation wall extends back slightly on the partition wall with the staircase.	Once external works have been undertaken, hack off defective areas of plaster and replaster throughout in lime plaster	B	4	10 sq. m	1,200.00					1,200.00	
34.9						Remaining walls throughout property generally found to be satisfactory.	Prepare and paint walls on cyclical basis.	C	4	39m²	350.00					350.00	
34.10			Windows	Double hung sliding sash windows, single glazed and timber framed.	B	Right-hand window when looking out, is missing sash cords and believed to be painted shut.	Consider overhauling windows, replacing sash cords, weights and leaving functional.	D	1	1 No.	100.00		100.00				
34.11						Open joints appear to lower side of sash box where it would appear dampness is apparent tracing through cills causing swelling of the timber.	Once external works are undertaken, cut out cracks and fill using window care repair and prepare and paint windows with two undercoats and one gloss finishing coat.	C	1	2 No.	150.00		150.00				
34.12			Timber and Joinery	Panel timber entrance door. No architraves. Square edge skirting's.	B	Decorative condition fair with minor scuffs and scrapes throughout.	Prepare and paint all timber and joinery with two undercoats and one gloss finishing coat.	C	1	1 No. door	120.00		120.00				
34.13			Floor	Suspended timber construction covered in commercial style carpet.	B	Generally in fair condition, although isolated loose boards throughout. Carpet tired and soiled.	Remove carpet, range over floorboards and secure if necessary. Consider replacing carpet.	D	4	14m²	670.00					670.00	
35.0		<b>LOFT ROOM (STAIRCASE UP FROM THE OUTSIDE OF THE SERGEANTS OFFICE)</b>	Ceiling	Plasterboard construction. Sloping skillets to rear elevation.	C/D	General random open cracking and crazing throughout ceiling with patch of plaster already detached due to water ingress from above.	Allow for replacement of the defective ceiling areas in due course.	A	5	28 sq m	1,680.00						1,680.00
35.1							Check over rear roof slope from scaffolding to ensure that no further leaks are occurring along the rear valley.		1	Item	1,800.00		1,800.00				
35.2			Walls	Stone construction to south and north partition walls with lath and plaster partition to hallway and newly plastered partition below sloping skillet.	C	Random cracking and blown plaster throughout on north and south partition walls and also open diagonal cracking to partition wall with staircase. Newly plastered section under sloping skillet is cracked and showing damp stains throughout indicating that the dampness which presumably caused the leak in this area prior to replastering and may not have been cured.	Depending upon proposed use of the room, leave and monitor if no access is to be proposed.	N/A									
35.3			Timber and Joinery	Ledged and braced timber door to entrance with single glazed window to staircase. Skirting's removed. Door and window in fair condition and functional, although decorative condition tired with 1 No. pane of glass broken.	B	No significant defects but decorative condition poor.	Replace pane of glass where broken. Prepare timber and joinery two undercoats and one gloss finishing coat.	C	5		150.00						150.00
35.4			Floor	Suspended timber construction with exposed timber floorboards over.	B	In area adjacent door to main roof, one floorboard can be lifted exposing modern treated joists beneath. Evidence of minor beetle infestation to floor timbers, although floor functional for its current use.	Depending upon proposed use of room, resecure loose floorboards and allow for treatment of beetle infestation.	D	5	Item	500.00						500.00
36.0		<b>CORRIDOR AT FIRST FLOOR LEVEL</b>	Ceiling	Lath and plaster construction covered with flat grade lining paper. No coving. Ceiling to underside of roof at staircase level believed to be in plasterboard, although could not be tested.	B	General visual darkening to ceiling under Velux window. Water ingress at roof level.	Inspect roof off scaffolding for any defects and cure if necessary. Once external roof leak cured, prepare and paint, stain block and two coats emulsion.	C	4	Item	1,500.00					1,500.00	
36.1						Minor cracking along ceiling to staircase leading up from main entrance of Police Station with cracking running through the ceiling adjacent Velux window to north side.	Cut out cracking and fill.	C	4	4 m	40.00					40.00	
36.2			Walls	Masonry construction to external and party walls, masonry construction surrounding staircase south side and a mixture of lath and plaster or timber stud at partitioning.	B	Walls surrounding north staircase generally in satisfactory condition with only minor shrinkage cracking corner junction. Walls running down main corridor again in fair condition, although minor cracks to lath and plaster walls with small openings and shrinkage cracking around perimeter.	Cut out any minor cracks to walls and fill. Prepare and paint on cyclical basis.	C	4	Item	1,500.00					1,500.00	
36.3						Wall face to south staircase forming partition with Sergeants office has heavy penetration of hygroscopic salts and testing damp virtually full height from the ceiling of the Sergeants office down to the staircase. Salt affected plaster partially removed with further 8 sqm to be removed.	Investigate at roof level to determine where dampness is coming from and after curing of dampness, hack off remaining plaster and replaster all defective areas.	C	2	8 sq m	900.00			900.00			

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36.4			Timber and Joinery	Included in rooms as previously discussed.													
36.5			Floor	Suspended timber construction covered in either carpet tiles or floor carpet.		Isolated loose boards noted throughout and minor spring areas of timber. Carpeting loose and soiled throughout.	Remove all carpet. Check over all floorboards and replace necessary carpet.	B/C	4	12 sq m	600.00					600.00	
36.6			Services	CFL lighting.													
37.0		<b>LOFT ROOM TO NORTH SIDE</b>	Ceiling	Lath and plaster construction. No coving.	B/C	Areas of wall and ceiling have been replastered adjacent external parapet/gable wall and in fair condition. Remainder of ceiling has random cracks	Cut out and fill cracks to lath and plaster ceiling. Monitor ceiling over future years to determine whether cracks were opening up and whether plaster is losing its key.	B	5	19 sq m	175.00						175.00
37.1			Walls	Solid stone wall to north side forming gable of roof with lath and plaster partitions elsewhere.	B	Minor random cracks to lath and plaster partitions throughout and walls visually tired as they have not been decorated for many years. Impact damage to stud wall and internal gable damp under chimney.	Remove defective areas of plaster, allow to dry out and re-plaster in lime plaster.	B	3	8 sq m	900.00				900.00		
37.2			Windows	Single glazed timber framed fixed window to north gable.	B	Window generally appears to be in fair condition, although exterior of window is not visible for inspection. Minor areas of paint peeling to inner face.	Prepare and paint on cyclical basis.	C	1	1 No	75.00		75.00				
37.3			Floor	Suspended timber construction with exposed floorboards.	B	Pattern staining apparent from beetle infestation, although floorboards generally fit for current use.	Arrange for inspection and possible sterilisation of floor timbers.	D	5	Item	500.00						500.00
37.4			Timber and Joinery	Timber handrail and balustrades at floor level with mop stick handrail and exposed timber staircase running down to first floor.	B	Decoration very tired, although functional for its current use.	No action recommended.		5	N/A							
38.0		<b>GROUND FLOOR RECEPTION AREA</b>	Ceiling	Lath and plaster construction to rear half and plasterboard to front half, underlined with flat grade lining paper and modern coving around perimeter.	C	Evidence of plaster losing its key with cracking and undulation to plasterwork throughout. Plasterboard bowing	Carefully monitor ceiling to see the extent of plaster which has lost its key from the lath and consider replacement of ceiling in future years.	B	4	15 sq m	900.00					900.00	
38.1			Walls	Solid stone construction to rear elevation. Masonry partition to staircase and to south side. Masonry partition to front reception desk. All plastered with emulsion paint finish.	B	Peeling paint and spalling plaster. Minor vertical cracking extending down above door leading into main section of ground floor.	Hack out cracks, inspect masonry behind, stitch if necessary and replaster.	B	4	3 sq m	330.00					330.00	
38.2						Decorative condition tired.	Prepare and paint on cyclical basis.	C	4	44 sq m	400.00					400.00	
38.3			Window	Metal casement window to rear elevation in single glazing with timber frame.	B/C	Opening fanlight functional, although ironmongery would benefit from being overhauled. Decorative condition tired.	Remove defective paintwork where corrosion occurring. Spot prime using zinc rich paint and prepare and paint window. Overhaul working mechanisms.	B	1	1 No	75.00		75.00				
38.4			Timber and Joinery	Panelled timber 2XG type doors with single glazed sections with timber panelled covered door. Moulded architraves and moulded skirting's.	B	Doors generally functional and minor scuffs and scrapes throughout. Decorative wood stain finish.	Re-stain timber on cyclical basis.	C	4	2 No	180.00					180.00	
38.5			Floor	Suspended timber covered in commercial style carpet.	B	Loose floorboards and minor springiness in areas.	Lift up carpet and check floorboards and joists beneath for fungal and beetle attack. Undertake any remedial works and recarpet.	B	4	15 sq m	920.00					920.00	
39.0		<b>INTERVIEW ROOM (07) INCLUDING STAIRCASE LINK</b>	Ceiling	Lath and plaster construction with decorated finish. No coving.	C	Random cracking of lath and plaster section of ceiling throughout and evidence where sections of ceiling have been replaced in what would appear to be plasterboard.	Monitor ceiling throughout in order to determine whether cracking opens further or any loss of key to plasterwork. Allow for replacement sections in future years.	C	3	Item	200.00				200.00		
39.1			Walls	Masonry partition walls throughout with rendered internal face and painted finish.	C	Hygroscopic salts and evidence of rising damp at low level to external wall underneath window.	Hack off defective plaster and re-render.	B	3	2 sq. m	120.00				120.00		
39.2						Patches of dampness and hygroscopic salts burning through plaster of chimneystack projection on link into enquiries office.	Cut out defective sections of plaster and re-render.	B	3	3 sq. m	180.00				180.00		
39.3						Blown plaster to side of chimneystack on east elevation wall.	Hack out the area and patch repair.	B	3	0.1 sq. m	50.00				50.00		
39.4						Render skirting to north elevation wall adjacent stairs leading down to interview room has spalled paintwork, hygroscopic salts and testing damp.	Hack off defective section and recast.	B	3	1 m	50.00				50.00		
39.5						Decorative condition tired.	Prepare and paint on cyclical basis.	C	3	41 sq m	375.00				375.00		
39.6			Window	Single glazed timber framed casement window section.	B	Decorative condition tired.	Prepare and paint on cyclical basis two undercoats and one gloss finishing coat.	C	3	1 No.	75.00				75.00		
39.7			Doors and Joinery	Ledged and braced timber door to rear courtyard with timber architraves around door to general enquiries office.	B	Door functional, although hinges slightly corroding and decorative condition tired.	Overhaul hinges and working mechanisms to door. Prepare and paint door and architrave to enquiries office two undercoats and one gloss finishing coat.	C	3	2 No	180.00				180.00		
39.8			Floor	Solid construction covered in commercial style carpet.	B	Carpet tired and slightly stained.	Consider replacement of carpet.	C	3	10 sq m	480.00				480.00		

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40.0		<b>PUBLIC ENQUIRIES ROOM</b>	Ceiling	Lath and plaster construction with modern half round Gyproc type coving around perimeter.	B	Isolated areas of peeling paint and minor faint cracking throughout lath and plaster ceiling. Evidence of water ingress to window head which extends back onto perimeter of ceiling.	Remove peeling paintwork, rake out cracks and fill. Redecorate ceiling on cyclical basis including stain block to front section.	C	4	15 sq m	135.00					135.00			
40.1							Monitor ceiling for cracks and any delamination of plaster from laths throughout occupation.	C	All	Item	20.00		20.00	20.00	20.00	20.00	20.00		
40.2				Walls	Solid stone construction to all walls with rendered skim finish and emulsion paint.	B/C	Wall area beneath window suffering from rising damp up to cill height.	Allow for external works to be undertaken, disconnect radiator and hack off render work. Rerender wall before replacing radiator.	B	4	2 sq. m	120.00					120.00		
40.3							Front elevation wall at low level generally testing damp, although most of wall to left side of window when looking out, satisfactory and wall all to right side of window covered with fixed seating.	Depending upon proposed use of room, allow for hacking off and replacing defective plasterwork.	C	4	4 sq. m	240.00					240.00		
40.4							Remaining walls generally satisfactory. All covered with fitted seating and decorative condition fair.	Prepare and paint walls on cyclical basis.	C	4	42 sq m	380.00					380.00		
40.5				Windows	Mixture of metal and timber sliding sash windows adapted for post boxes. Windows no longer operable.	B	No major defects noted.	Depending upon proposed use of building, consider removal of boxing at lower level and reinstating windows to original form. Include for replacing sash cords, weights, replacing one broken pane of glass, removing peeling paint and redecoration throughout.	B	1	2 No.	150.00		150.00					
40.6				Timber and Joinery	Single glazed double doors forming entrance into room with moulded skirting's and architraves. Timber counter to reception desk and fixed tongue and grooved timber seating around perimeter.	B	All timber and joinery generally satisfactory, although wood stain wearing away.	Consider sanding down and restaining throughout.	D	4	Item	700.00					700.00		
40.7				Floor	Suspended timber construction covered in welded Altro type floor covering.	B	Floor generally satisfactory with only minor stains to Altro.	Consider replacing floor covering.		4	15 sq m	1,200.00					1,200.00		
41.0		<b>STORE ROOM (OUTSIDE OF GENERAL OFFICE)</b>	Ceiling	Plasterboard construction with chamfered architraves as coving.	A	No apparent defects other than marks to ceiling paint.	Prepare and paint ceiling on cyclical basis.	C	4	9 sq m	80.00					80.00			
41.1				Walls	All walls dry lined.	B	No significant defects or cracking noted, although minor impact damage throughout plasterboard dry lining.	Redecorate walls on cyclical basis and allow for filling of holes and indents.	C	4	30 sq m	275.00					275.00		
41.2				Window	Single glazed timber framed window with top section of window having been removed to insert Vent Axia.	B	No significant defects noted, although decorative condition to window and frame poor.	Paint window with two undercoats and one gloss finishing coat.	C	4	1 No.	75.00					75.00		
41.3				Timber and Joinery	Solid flush door to entrance with moulded skirting's and architraves.	B	All generally functional, although minor indents and scratches to timber joinery.	Prepare and paint on cyclical basis.	C	4	1 No.	130.00					130.00		
41.4				Floor	Suspended timber construction covered in carpet.	B	No significant defects, although floor not tested underneath for decay.	Allow for replacement carpet in subsequent years.	D	4	9 sq m	430.00					430.00		
42.0		<b>CORRIDOR OUTSIDE CELLS</b>	Ceiling	Lath and plaster section of ceiling to new cells with remainder of room formed in suspended ceiling grid.	B/C	Very minor undulation and cracking to lath and plaster section of the ceiling.	Monitor section for opening of crack and deterioration of plasterwork. Allow for cutting out and replacing.	C	3	3 sq. m	30.00					30.00			
42.1							Suspended ceiling generally satisfactory, although fissured ceiling tiles noted now becoming visually dated.	Consider replacing ceiling tiles for aesthetic reasons. Check lath & plaster ceiling above for defects	D	3	10 sq m	600.00					600.00		
42.2				Walls	Masonry construction to all areas apart from partition to office 013.	B	Evidence of damp at low level to partition wall with taped interview room and also masonry partition wall forming partitions to locker room and cell No. 2.	Remove defective areas of plaster and replaster over delta membrane or similar,	B	3	10 sq. m	900.00					900.00		
42.3							Minor random cracking apparent mostly above door heads or at junction between stud and solid walls.	Rake out and fill cracks.	C	3	1 m	10.00					10.00		
42.4							Decorative condition tired throughout.	Consider prepare and paint walls two coats emulsion on cyclical basis.	C	3	33 sq m	295.00					295.00		
42.5				Timber and Joinery	Mixture of timber panelled solid core and metal lined doors to cells hung in surrounding timber frame. Mixture of moulded and flat edge architraves with mix of timber and rendered skirting's.	B	Doors and timber joinery generally functional, although decorative condition tired with all doors scratched and scuffed throughout.	Overhaul all working mechanisms to doors and prepare and paint all timber and joinery with two undercoats and one gloss finishing coat.	C	3	5 No.	450.00					450.00		
42.6				Floor	Mix of suspended timber and solid floor covered throughout with vinyl floor covering.	B	Vinyl floor covering tired with joints taped using hazard tape.	Consider replacing vinyl throughout and inspect timber floor covering for defect.	D	3	10 sq m	800.00					800.00		
43.0		<b>CELL ONE AND CELL TWO</b>	Ceilings	Plastered underside of ceiling forming slighted bowed shape.	B/C	Evidence of water ingress with hygroscopic salts apparent to ceiling of cell one with moisture extending in from window surround and random cracking throughout ceiling.	Check roof above to determine whether satisfactory for retaining moisture. Undertake works to external window to prevent moisture penetration through window reveal. Cut out cracks (10 m) and prepare and paint ceiling two coats emulsion.	B	1	Item	2,000.00	2,000.00	2,000.00						

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43.1						Ceiling to cell two in fair condition, although cracking again occurring from corner junction above door running into light with dampness entering property surrounding window.	Allow for external works to be undertaken to prevent moisture penetration through window, cut and fill cracks and redecorate ceilings throughout.	B	1	15 sq m	135.00		135.00					
43.2			Walls	Solid masonry construction throughout with walls painted and plastered. Note: approx. 50% of walls not available for inspection due to storage in room.	B	Wall plaster has numerous cracks throughout and evidence of moisture penetration through cracks to external elevation walls in both cells one and two.	Once external work has been carried out in terms of repointing, cut out defective areas of plaster and replaster.	C	3	16 sq. m	1,760.00				1,760.00			
43.3			Windows	Metal framed crittal type windows in surrounding granite window surrounds.	C	Heavy corrosion apparent to all windows and working mechanism believed to have seized.	Remove all peeling paintwork and wire brush metal windows. Overhaul and replace working parts and prepare and paint windows two coats Hammerite smooth.	B	1	2 No.	200.00		200.00					
43.4						Paintwork to granite surrounding windows peeling heavily throughout due to moisture penetration.	Allow for external works to be undertaken in order to prevent moisture penetration and strip all paintwork from granite. Repoint joints in lime mortar.	D	3	2 No.	100.00				100.00			
43.5			Floor	Solid construction covered in screed with floor paint finish.	B	No significant defects noted but floor stained.	Consider repainting floor.	D	3	15 sq m	200.00				200.00			
43.6			Doors	Heavy metal lined cell doors with metal frame.	B	Doors functional, although decorative condition tired.	Allow for redecoration throughout.	C	3	2No	180.00				180.00			
<b>44.0</b>		<b>TAPED INTERVIEW ROOM</b>	Ceiling	Suspended ceiling grid with acoustic type ceiling tile.	A	No apparent defects.	No works recommended		3									
44.1			Walls	Mixture of masonry and stud partitions with acoustic cladding at high level.	B	Partition wall with photocopy room testing damp at low level, although level of dampness is not currently affecting plaster or decorative finish.	Monitor levels of dampness and undertake repair works if necessary.	C	3	2 sq m	120.00				120.00			
44.2						Decorative condition fair and there are minor areas of cracked paintwork at junction with skirting's.	Cut out and fill shrinkage cracks and prepare and paint on cyclical basis.	C	3	47 sq m	430.00				430.00			
44.3			Doors	Solid core timber door in surrounding timber frame. Timber skirting boards.	B	No apparent defects, although decorative condition has scuffs and scrapes throughout.	Prepare and paint skirting's two undercoats and one gloss finishing coat.	C	3	19 m	250.00				250.00			
44.4			Floor	Suspended timber construction covered in dated floor tiled.	B	Floor tiles generally dated, although no areas of undulation apparent.	Consider replacing floor tiles.	D	3	10 sq m	600.00				600.00			
<b>45.0</b>		<b>OFFICE ADJACENT PHOTOCOPY ROOM</b>	Ceiling	Suspended ceiling grid with fissured mineral ceiling tiles to both offices.	B/C	Heavy staining to tiles surrounding where previous light fitting removed and general deterioration to tiles throughout. Areas of ceiling now removed with collapsing lath & plaster ceiling and chicken wire above.	Remove defective ceiling and reinstate for compartmentation.	C	3	16 sq. m	960.00				960.00			
45.1			Walls	Mixture of plasterboard, stud and lath and plaster partition walls finished with emulsion paint.	B	Minor areas of dampness at low level to partition wall with cell beneath sink.	Hack off failed plaster and re-render using lime plaster	B	3	4 sq m	440.00				440.00			
45.2						Minor shrinkage crack at corner junction between new stud partition and partition wall all to north side.	Cut out and fill with decorators caulking.	C	3	2 m	20.00				20.00			
45.3						Decorative condition to walls fair but tiring, especially along main corridor route.	Prepare and paint walls two coats emulsion on cyclical basis.	C	3	Item	500.00				500.00			
45.4			Timber and Joinery	Mixture of timber panelled flush timber doors to offices with half glazed panelled door to front passageway.	B	Doors generally functional, although decorative condition tired and scuffs and scrapes throughout.	Overhaul ironmongery and hinges to doors, prepare and paint two undercoats and one gloss finishing coat.	C	3	4 No.	360.00				360.00			
45.5			Floor	Suspended timber construction covered with vinyl floor covering.	B	Floor vents around the perimeter of the floor have been covered over with vent covers indented causing potential trip hazard.	Replace vent covers to allow cross ventilation beneath floor in order to prevent fungal and beetle deterioration.	A	3	Item	600.00				600.00			
45.6						Vinyl floor covering generally dated with welded joints coming apart at seams.	Consider replacing vinyl throughout. (Check floor structure underneath).	B	3	16 sq m	960.00				960.00			
<b>46.0</b>		<b>KITCHEN</b>	Ceiling	No ceiling finish installed.	B	Ceiling grid left in-situ and poor / discoloured.	Replace ceiling tiles and grid.	B	4	15 sq m	900.00					900.00		
46.1			Walls	Believed to be masonry partitions with mix of some studwork, however all dry lined internally in plasterboard dry lining.	A	No apparent defects other than aesthetical scuffs and scrapes. Plaster removed for future works.	Prepare and paint on cyclical basis.	C	4	42 sq m	380.00					380.00		
46.2			Doors	Half glazed panelled door to rear exterior with half glazed solid core door to entrance. Moulded timber dado rail and skirting's.	B	Doors and joinery generally functional, although minor indents and scuffs and scratches throughout.	Prepare and paint inner door, dado rail and skirting board two coats wood stain and prepare and paint external door two undercoats and one gloss finishing coat.	C	4	2No	180.00					180.00		
46.3			Floor	Solid construction covered in carpet tiles with vinyl strip adjacent kitchen units.	B	Generally satisfactory, although general sloping floor to east elevation. Minor soiling and stains to floor carpeting.	Allow for replacement of floor coverings as and when necessary.	D	4	15 sq m	720.00					720.00		

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47.0		CORRIDOR RUNNING FROM SECTION OFFICE DOWN TO OTHER OFFICES PAST KITCHEN	Ceiling	Lath and plaster construction from office up to staircase outside kitchen with plasterboard and skim partitioning running through to general enquiries office.	B/C	Plasterboard ceiling generally in satisfactory condition throughout, although minor area of dampness coming through to west side just inside door opening leading up to first floor.	Allow for curing of damp ingress above on wall beneath Sergeants office. Stain block and redecorate ceiling on cyclical basis.	C	4	16 sq m	150.00					150.00		
47.1				Minor isolated cracking outside double door entrance with paintwork peeling and undulation to ceiling.		Monitor ceiling throughout occupation, cut out and fill cracks and redecorate.	C	4	Inc									
47.2				Ceiling area and stair soffit generally in fair condition, although minor cracking running through soffit in 2 No. areas.		Cut out cracking and fill, prepare and paint two coats emulsion on a cyclical basis.	C	4	Inc									
47.3				Walls	Solid stone and plastered to external walls with mixture of lath and plaster and solid and stud plasterboard lined walls elsewhere.	B/C	External wall surrounding double door opening testing damp at low level and paintwork starting to blister and deteriorate.	Consider hacking off defective plaster and replastering.	D	4	3 sq. m	180.00					180.00	
47.4					Plaster blown and cracked underneath window to partition wall with office just inside entrance with spalling and isolated damp plaster at low level and paintwork spalling to granite plinths.		Remove defective plaster and re-render.	C	4	3 sq. m	180.00					180.00		
47.5					Small section of blown plaster above door leading through to office and photocopy room and also above door to south side when entering lobby.		Hack off defective plaster and re-plaster.	C	4	1 sq. m	60.00					60.00		
47.6					Isolated patch of damp apparent to front elevation wall beneath staircase extending down form heavy dampness as shown above.		Once cause of dampness has been cured, allow for cutting out and replacing defective plaster.	B	4	1 sq. m	60.00					60.00		
47.7					Heavy dampness and peeling paint at low level to plasterboard lining behind corridor door just inside staircase and also continuing to dry lined section on front elevation wall.		Remove dry lined area, inspect plaster behind, cut out defective plaster and re-render.	B	4	4 sq. m	240.00					240.00		
47.8					Decorative condition tired to areas inside double entrance door, although corridor from general enquiries office appear to have been redecorated in recent times.		Prepare and paint on cyclical basis.	C	4	Item	400.00					400.00		
47.9				Doors	Timber double doors to external area with range of solid core, glazed or panelled doors elsewhere.	B	Doors generally functional throughout although some panels have split and general scuffing and crazing throughout doors.	Prepare and paint all timber and joinery to one coat gloss finishing coat.	C	4	5 No.	450.00					450.00	
47.10				Floor	Flooring to the underside of staircase covered in quarry tiles, flooring inside double doors of solid construction covered in vinyl with suspended timber floor section to link between kitchen area and general office.	B	Minor cracks and splits to quarry tiles throughout.	No action recommended.	C	4	N/A							
47.11						Vinyl floor covering in door entrance dated and stained together with carpet floor covering to link corridor.	Consider replacing floor covering.	D	4	15 sq m	900.00					900.00		
48.0		GARAGE	Ceiling	Appears to be replacement plasterboard construction with skim and paint finish. Rear parts in lath & plaster and collapsing	B	Minor cracking apparent and shrinkage cracking around perimeter generally satisfactory.	Replace defective sections of ceiling and prepare and paint on cyclical basis two coats emulsion.	C	4	Item	600.00					600.00		

