

Schedule of repairs completed by Mason and Forster

Refer to drawing 1027 125 for locations based on item reference

FIRST ISSUE	26.01.22	TENDER
REV A	13.12.22	CONSTRUCTION
REV B	19.01.23	CONSTRUCTION
REV C	01.02.23	CONSTRUCTION
REV D	08.03.24	RECORD

ITEM	LOCATION	ITEM DESCRIPTION	NO.	DEFECT	REPAIR
FAWCETT STREET ELEVATION					
1	W1	Impost to right label mould	1	Crack to underside	Cut out and point up
2	Cornice	Bed mound	1	Crack	Cut out and point up
3		Sky surface	3	Cracks	Remove temporary "C" cramps. Cut out crack and point up. Install s/s cramps using flat bar.
4	Quoin		1		Replace in faience
5	W2	Impost to right label mould	1	Crack to underside	Cut out and point up
6	Cornice	Bed mould	2	Crack	Cut out and point up
7	W3	Vousoir	1	Shrinkage cracks	Cut out and repair
8	W3	Facing unit below string	1	Crack	Cut out and repair
9	W3	Quoin	2	Crack to return	Cut out and point up
		Or			Replace in faience
10	W4	Vousoir	2	Shrinkage cracks	Cut out and repair
11	W4	Pilaster bases	3	Cracked	2no. Take apart repair
		Or			1no. Replace in faience
12	W5	Vousoir	3	Shrinkage cracks	Cut out and repair
	W5		1	Crack	Cut out and point up
13	W6	Vousoir	3	Shrinkage cracks	Cut out and repair
14	W6	Left pilaster base	1	Cracked	Take apart and repair
		Or			Replace in faience
15	W6	Jamb	2	Crack	Cut out and point up
16	W6	Cornice	1	Crack to sky surface	Grout void. Fit s/s cramps using flat bar.
17	G1	Coping	1	Crack to nose mould	Remove and glue back on
18	G1	Coping		Re-point cross joints 100%	
19	E1	Base		Previous repair failing. Take off, clean and glue back on including mortar repair.	
20	E1	Trunk	1	Remove previous repair	Replace in faience
21	E1	Tusks	2	Remove previous repair	Replace in faience
22	E1	Croquets to gablet	2	Cracks	Cut out and point up
CORNER TURRET					
23	Turret				Remove finials and top two course of gablets to allow for lead detail to be installed.
24	Turret				Reinstall above
25	Turret	Finial 1		Missing	Replace in faience

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26	Turret	Finial 3		Multi repairs, very poor.	Replace in faience
27	Turret	Dragon		Jaw missing	Plastic repair
		Or			Replace in faience
28	Turret	String course (left of dragon 2)	1	Nose mould fractured by bird net fixing	Remove fixing. Glue back Repair in faience not mortar
29	Panel 5	Springing voussoir	3	Stress crack to moulding	Remove loose section clear out back and glue back
30	Panel 5	Pilaster column	2	Horizontal crack	Cut out and repair
31	W7	Pilaster column		Shrinkage cracks to 2 no	Cut out and repair
32	W7	Left pilaster base		Crack	Cut out and repair.
33	W9	Pilaster Base	1	Cracked	Take apart and repair
		or			Replace in faience
HIGH STREET WEST ELEVATION					
34	W10	Lintel	1	Crack	Cut out and point up
35	W10	Voussoir	1	Shrinkage cracks	Cut out and repair
	W10	Voussoir	1	Blown out section of roll mould	Plastic repair
36	W11	Voussoir	1 (3)	Shrinkage cracks	1no. Cut out and repair 2no. Omitted
37	W11	Cornice	1	Crack to sky surface	Cut out and point up. Fit s/s cramps using flat bar.
38	W12	Voussoir	3	Shrinkage cracks	Cut out and repair
39		Trefoil	1	Shrinkage cracks	Cut out and point up
40	W13	Brickwork		Downpipe	Repoint open joints
41	W14	Pilaster base	2	Cracked	1no. Take apart repair
		Or			1no. Replace in faience
42	W14	Pilaster column moulded base	1	Cracked and partially missing	Take apart repair including plastic repair
		Or	1		Replace in faience
43	W15	Voussoir	3	Shrinkage cracks	Cut out and repair
44		Sill	1	Crack	Cut out and point up
45	W16	Voussoir	4	Shrinkage cracks	Cut out and repair
46		Pilaster base right	1	Crack	Cut out and point up
47	W17	Voussoir	1	Shrinkage cracks	Cut out and repair
48		Jamb	1	Cracks	Cut out and point up
49	G3	Impost to coping	1	Poor cement repair	Remove and repair
50	G4	Copings	2	Cracks	Cut out and point up
51	G5	Coping	1	Crack	Cut out and point up
		Coping	2	Previous repair.	Trim back excess glue, check stability. Re-fix if required. Point up joints.
52	E2	Trunk	1	Remove previous repair.	Replace in faience
53	E2	Tusks	2	Remove previous repair.	Replace in faience
54	E2	Crocket to gablet	2	Cracks	Cut out and point up
55	E3	Trunk	1	Remove previous repair.	Replace in faience
	E3	Tusks	2	Remove previous repair.	Replace in faience
56	T3	Band mould	1	Crack	Cut out and repair
57	Tiles		7		Replace missing tiles
FAWCETT STREET BRICKWORK ELEVATION					
58	W18	Lintel		Crack to left hand bearing	Rake out joints to either side of lintel bearing to min 80mm depth,

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					pack with slate and repoint in NHL lime mortar as Z21/450 Cut out crack to lintel, inject with epoxy adhesive and repoint with coloured matched mortar repair
59	W19	Lintel		Cracked through centre Previous temporary stitch repair.	
	W19	Sill		Previous heavy mortar repairs also vertical crack	Clean off upper surface to remove bird deterrent gel
60	W20	Sill		Snapped	Clean off upper surface to remove bird deterrent gel
61	String to brickwork section John St.			Various vertical cracks	Stitch 1no. crack and point up remaining cracks. Carefully clear off mossy growths / loose paint from upper surface and remove current flashing detail and bitumastic seal to brickwork. Install new lead alternative flashing min 200mm to upper face (Marley Flexfast / Ubbink Ubiflex), secure and seal into existing brickwork chase with proprietary grey sealant to coordinate with chosen flashing manufacturer.
IN ADDITION TO THE BILLS ALLOWANCES FOR THE FOLLOWING					
62	Replacement terracotta cost of moulds, models, and site survey by manufacturer				
63	Poultice to elephant (Prov)				
64	Keim to tea chest (prov) based on three colours				
65	Pointing m ²				
66	Thermatec conservation clean				
ADDITIONAL WORKS (AS IDENTIFIED DURING CONTRACT PERIOD)					
70	Brickwork to Fawcett St			4no. ferrous metal embedded fixings	Carefully remove and repoint voids to brickwork with lime mortar as Z12
71	Brickwork to Fawcett St			Timber fixed to face of brickwork	Carefully remove along with any associated fixings and repoint voids with lime mortar as Z12
72	Cill to W23			Previous cementitious repair raised up against timber sash window	Carefully cut back mortar to level of adjacent cills and review with Architect. Allow to redress surface to allow installation of flashings to new shopfront beneath

ITEM	LOCATION	ITEM DESCRIPTION	NO.	DEFECT	REPAIR
73	W18 - 23			Existing mortar fillet to window jambs	Carefully remove fillet with hand tools only and allow for local repointing to brickwork where required (extent to be agreed following removal of fillet)
74	Former shopfront			8no. voids to brickwork following removal of supporting timbers	Clean out voids and infill with new brickwork as C41/260 and lime mortar as Z12
75	W3	Facing unit above string	1	Crack	Cut out and complete mortar repair
76	W3	Pilaster Base	1	Cracked	Carefully remove previous repair to crack and repoint and secure fractured faience unit.
77	W4/ W5		1	Open joint where rainwater pipe cuts through stone cornice detail	Cut out previous poor quality repair and complete new mortar repair. Repoint vertical joint to rear of RWP.
78	Tiles		1		Replace missing tiles – rose detail
79	W13/ W14	Cornice	1	Crack to sky surface	Cut out and complete mortar repair
80	W14	Voussoir	1	Shrinkage crack	Cut out and complete mortar repair
81	W12	Cornice	1	Crack to sky surface	Cut out and complete mortar repair
82	W11	Cornice	1	Cracked?	Cut out and complete mortar repair
83		Finial above elephant	1	Entire top detail missing	Replace with faience
84		Finial above elephant	1	Crockett detached from top	Pin crockett back on top of finial and repoint open joints