

**Milton Rooms, Assembly Rooms and Caretakers Cottage - Malton  
External Areas & Fabric**

ITEM NO	LOCATION	DEFECT	REMEDIAL WORK	
1	East Elevation	Rainwater guttering blocked With vegetation	Remove all vegetation and water test the guttering. Repair all defective gutters as required	
2	Ditto	Vegetation etc and debris on the flat roof area of the bar. Leak through the single ply roof membrane.	Clear off all vegetation from the flat roof area and the rainwater outlets. Repair the single ply membrane with Acrypol or equal approved repair system.	
3	Ditto	Corrosion of the ramped access/ fire escape form the bar	Remove all corrosion form the metal surfaces, repair the metalwork as required. Redecorate same with a high performance paint system including adjacent guard railings.	
4	Ditto	Eroded pointing and salting to the brickwork	Clean off the brickwork to remove salts etc. rake out eroded joints to brickwork and repoint same.	
5	Ditto	Drainage defects as noted in the survey report by Messrs Drain Services	Dig out and expose defective drainage as required. Renew pipework, install water seal on the main drain run to prevent odours near Caretakers Cottage	

6	East Elevation (Bar Extension)		Unsupported waste pipes to the kitchen of the bar, overlooking the Caretakers Cottage rear Yard area	Provide and install waste pipe brackets to support these pipes	
7	North Elevation		Loose stonework to the first floor balustrading to the entrance portico	Take down loose stone balustrading, including handrail, balusters and baluster die's. Reconstruct the balustrading incorporating stainless steel dowels and cramps. Repoint all joints and unblock rainwater outlets etc and integral fall pipes.	
8	Ditto		Cracked stone threshold unit to the first floor door opening onto the Portico roof.	Renew the defective threshold unit. Cut out and repair cracked and defective asphalt roof coverings to the Portico.	
9	West Elevation		Holes in the facing brickwork, together with eroded mortar joints in numerous locations.	Make good the holes in the brickwork with matching facing bricks. Rake out defective mortar joints and repoint same.	
10	Ditto		Corrosion of the ferrous metal Fire escape staircase and guarding etc.	Clean down the surface of the metal staircase, guarding, railings etc. Prepare and repaint same with a high performance paint system.	

11	Ditto		Slipped and missing tiled roof coverings, together with cracked pointing.	Replace / refix the tiled roof coverings. Rake our defective mortar joints to ridge, verges and chimney stacks as required and repoint same.	
12	Ditto		Build up of vegetation, debris etc around the external perimeter of the Milton Rooms	Allow for periodic checks and clearance of vegetations and general debris etc from around the building. Checking of rainwater gullies etc	
13	West Elevation		Defective concrete cill and entrance canopy	Cut out loose, spalling concrete back to sound material and carry out concrete repairs with Sika Icoment or other equal approved system	
14	Ditto		Defective cast iron rainwater goods	Break all leaking joints, reseal same and water test gutters and down pipes  Scaffolding/ Access	
15	Windows		Defective double glazed units	General glazing repairs etc.	
16	Portico Roof Access Door		Defective locking mechanism	Renew the locking mechanism to this door to make secure	

17	Yorkersgate Elevation		Leaking cast iron rainwater goods	Break leaking joints and re-caulk / reseal same. Renew any corroded r.w pipework etc. Increase the size of the rainwater hopper if required at high level to cope with roof water volume.	
18	Ditto		Possible defective lead linings to the back gutters to the rear of the roof level parapet wall over the Assembly Rooms.	Renew the defective lead back gutter lining with Code 6 Milled Sheet lead incorporating T Pren Expansion joints.	
19	Ditto and also the North facing roof slope		Slipped and or missing roof slates	Refix or renew the slates as required in matching dimension natural slates.  Scaffolding for the above	
20	Roof		Slipped slates, with daylight visible at eaves level from within the roof space, at the North West corner.	Replace the slipped and or missing roof slates as required  Check the lead work to the gutter detail on the South elevation and all lead flashings to chimney stacks and abutments etc. renew all defective leadwork with Code 6 Sheet Milled lead to LSA recommendations.	

			<p>Wood boring beetle infestation to the structural roof timbers</p> <p>Lack of Fire separations between the subscription Rooms roof space and The Milton Rooms Stage area.</p>	<p>Treat wood boring beetle infestation with insecticide spray treatment by specialist contractor, renew any badly decayed timbers</p> <p>Provide one hour fire separation between this section of the building and the adjacent Milton Rooms Stage area.</p>	
21	South Elevation		Leaking cast iron guttering.	Break and re-seal the leaking joints in the gutters. Check the rainwater down pipes and repair same as required resealing all joints etc as necessary. Clean out all vegetation etc form the gutters.	
22	Ditto		Cracked pointing and brickwork.	Rake out and repoint mortar joints. Renew cracked brick units with matching facing bricks.	
23	Ditto		Rot affected roof truss, wall plate and timber bressummer over the second floor level bedroom window	Urgent repairs are required to this truss. Temporary propping and shoring should be installed until such time as the permanent repairs can be implemented	

24	South Elevation		Lightwell full of debris, together with seized up "Yorkshire Casement" windows, with broken glazing, no decorative finish to these windows. Damaged internal shutters to the basement windows and wet rot affected window frames.	Clear all debris from the light wells. Repair and reglaze the "Yorkshire Casement" windows and leave in full working order. Repaint the windows, where the windows are beyond affective repair replace with a matching pattern window. Repair and reinstate the window shutters to the basement area.	
25	Ditto		Seized up sliding sash windows. Draughts through the ill-fitting sashes etc.	Ease, refit and re balance the sliding sashes. Cut out any areas of rot affected timber to the frames. Provide and install the Ventrolla draught proofing system to the windows	
26	East Elevation		End nut to the restraining rod to the roof structure is missing.	Check the condition of the restraining rod. Renew the nut to the end plate as a minimum. Renew the whole restraining rod in stainless steel, if the existing rod is badly corroded.	
27	Ditto		Cracked brickwork and eroded pointing.	Rake out the eroded mortar joints and renew same. Cut out any spalled brick units and replace with a matching facing brick.	

28	Ditto		Seized up "Yorkshire Casement2 widow and broken glazing to other windows and wet rot deterioration to the frames and poor decorative condition.	Ease window, repair / replace glazing and cut out and renew defective timber to the frames of these windows	
29	Ditto		Seized up sliding sash windows. Broken glazing and wet rot affected timberwork to both doors and frames.	Ease and rebalance the sashes. Cut out defective timber and renew with treated timber spliced in. Reglaze the windows.	
30	Ditto		Draught through the sliding sash windows	Provide and install the Ventrolla draught proofing system to the sliding sash windows on this elevation	
31	Roof Structure		Wet rot affected Roof Truss, timber bressummer beam and wall plate at second floor level.	Temporary propping previously described to be altered and adapted to permit the permanent repair works to the roof etc to be undertaken Cut out defective timber to the roof truss and provide an MS Gusset plate or similar to the truss end. Renew the wet rot affected timber bressummer with a steel lintel. Renew the wet rot affected wall plate with a treated timber wall plate suitably strapped to the external wall.	

32	Ditto		Dead loading to the existing roof timbers from the concrete interlocking times	Take off the existing interlocking roof coverings to the Caretakers Cottage. Renew the existing felt and laths with a breathable under slaters felt and treated laths and provide and fix pantile roof coverings and new leadwork.	
33	West Elevation		Broken glazing and defective metal window frame to the gents wc.	Renew the window in timber to matching style and glaze same with obscure glass.	
34	Ditto		Blocked guttering and leaking sink waste pipe.	Remove vegetation from the rainwater gutters and check for leaks by water testing same. Repair the guttering as required and also the leaking waste pipe to the kitchen sink.	
35	Ditto		Lead soaker to the roof abutment displaced and also a hole in the stepped lead flashing detail.	Refix the lead soaker into position and renew the defective lead flashing or repair with a solder dot as appropriate.  Access scaffolding for the above	
36	The Church Rooms and Entrance Hall		Defective plaster finishes as a result of lateral dampness and leaking rainwater goods.	Tanking and damp proofing works to the walls etc. repair the leaking rainwater goods.	



37	The Ladies and Gent's Toilets		Ditto as above	Ditto as above	
38	The GF Kitchen		Ditto as above	Ditto and above	
39	Staircase between the ground and first floor levels		Broken / chipped stone step nosings	Provide and apply specialist repairs to the treads of these stone steps	
40	Basement Area		Rising and Lateral penetrating dampness. Defective plaster and decorative finishes.	Provide and install a tanking and damp proofing system to the walls in this area and at ground floor level. Replaster walls thereafter with a waterproof plaster incorporating a salt inhibitor. Note a system which provides a Guarantee Protection trust Insurance backed guarantee should preferably be adopted for this work.	
41	The basement, ground and second floor areas		Wet and dry rot, together with wood boring beetle infestation. Affecting the timber floor structure over the basement and the windows in the basement.	Eradicate the rot mycelium etc. Renew all extensively affected timber with new treated timber including the floor joists, boarding and widows as required.	