



SCOPE OF WORKS FOR THE REPAIRS – 8 PINCHBECK ROAD SPALDING

EXTERNAL WINDOWS:

Existing single glazed timber windows to be retained, windows which have local damage (mainly due to rot) to be repaired, to have timber section carefully removed and new matching timber section installed to be spliced and glued.

Window ironmongery to be overhauled to ensure full operation.

Broken glass pane to be sourced and replaced with same thickness thin glass pane, existing beading re-used where possible or replaced with new matching timber beading where existing beading is unable to be successfully removed.

Timber to be prepared carefully rubbed down and where bared wood is present to be preservative treated prior to prime, 2no undercoats and 2no top coats paint finish in white gloss, water based paint.

EXTERNAL DOOR:

Existing single leaf timber panelled doors to be retained, doors are generally in good order. Ironmongery to be overhauled to ensure full operation.

Timber to be prepared carefully rubbed down to abrade existing top coat. Apply new single under coat and top coat paint finish in gloss finish colour to match the existing red, water based paint.

WALLS:

The internal face of the external walls to be retained, with the exception of removal of wall paper and ceramic wall tiles to toilet areas, works to be undertaken carefully to ensure the wall plaster is un damaged.

External wall repairs to be undertaken where brickwork face is damaged due to previous works.

The internal existing masonry walls to be retained. Mid height mouldings to Entrance hall walls are to be retained.

Internal metal stud office partitions to be removed and replaced with new metal stud partitions complete with sound deadening quilt and 12.5mm plasterboard with 3mm plaster skim finish.

Internal walls with cornice and mouldings are all to be retained. Internal walls to lobby to be have the decorative tiles retained.

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The plaster walls to be decorated with emulsion paint.

INTERNAL FLOORS:

The existing mosaic tiled floors to be retained, floors with carpet and vinyl sheet flooring to be uplifted and new carpet and vinyl sheet flooring installed.

It is proposed that in order to provide sound protection between floors that a loose laid resilient sound reduction matting be installed over the floor board, then a layer of inert plasterboard and 6mm wbp ply be installed over to provide a sound base for the floor finishes.

It is proposed that all habitable areas to have underlay and carpet finish, where wet areas eg bathrooms and kitchen to have a tiled finish on the wbp.

CEILINGS:

The existing ceilings plaster finished, at all floor are to be retained, including decorative mouldings, with the exception of the toilet area ceilings which are artex finish these are proposed to be over boarded with 9.5mm plasterboard and 3mm plasterskim, these toilet ceilings form part of the later extension addition.

Ceilings to be decorated with 2 coats emulsion paint.

Office style suspended grid inlay tiles to be carefully removed and the original ceiling line and ceiling to be exposed and retained, localised repairs to the ceilings to be carried out due to suspended ceiling fixings.

INTERNAL DOORS:

There existing timber panelled doors present, these are to be retained. Existing flush and clear glazed doors which are a later addition are to be replaced with timber panelled doors to match the retained doors. Proposed to replace with the square edge recessed 6 panel doors.

The 2no existing doors with ornate glazing are to be retained.

INTERNAL JOINERY:

The existing timber panelled returns to the windows are to be retained, timber to be decorated in gloss paint finish.

Dado rail retained and decorated.

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150mm high timber skirtings to be retained, proposed to replace 100mm square skirtings (which are a later addition) with 150mm high moulded timber skirtings.

Architraves are to be retained.

Joinery to be decorated white gloss waterbased paint.

EXTERNAL RAINWATER GOODS:

The existing rainwater goods are proposed to be retained.

On behalf of Mr S Sadiq

Date...4th Aug 2022

By **GOOD-DESIGNING LTD**

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