

## 4.0 EXTERNAL - SCHEDULE OF WORKS

DESCRIPTION	QTY	UNIT	COST (£)
<b>4.1</b> <b><u>GENERAL</u></b>			
4.1.1      On commencement of the work once the scaffold has been erected, the contractor is to inspect all areas of the building to identify and quantify all defects. A costed schedule of repairs shall be issued to the CA for approval and instruction.			
4.1.2      Where elevations are to be cleaned down, prior to commencement allow to undertake cleaning trials on inconspicuous areas and advise on the following:  a) Fabric conditions and nature of soiling.  b) Suitability of the specified cleaning method for the buildings fabric and level of soiling.  c) Level of clean that can be achieved without risk to the buildings fabric.  d) Potential problems.			
4.1.3      Carefully and thoroughly protect all surfaces, fixtures and fittings etc. that will be affected during cleaning works.			
4.1.4      Cleaning and repair works must be undertaken in accordance with BS 8221-1 2012 - Code of practice for cleaning and surface repair of buildings.			
<b>4.2</b> <b><u>ROOF AREAS</u></b>			
4.2.1      Allow for repointing all ridge tiles.			
4.2.2      Allow to re-fix a <b>provisional quantity of no.50</b> slipped tiles to isolated locations.	50	no.	
4.2.3      Allow to replace a <b>provisional quantity of no.30</b> missing / damaged tiles to isolated locations.	30	no.	
4.2.4      Remove flaunching to all chimney stacks and parapets and replace with new.			
4.2.5      Allow for repointing to all the flashings.			
4.2.6      Allow to replace a <b>provisional quantity of no.5</b> defective coping stones.	5	no.	
4.2.7      Allow for repointing to all the coping stones.			

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DESCRIPTION		QTY	UNIT	COST (£)
4.2.8	Allow a <b>provisional quantity of £25m2</b> for repointing defective pointing to the chimneys and brickwork at roof level.	25	m2	
4.2.9	Allow a <b>provisional quantity of no.30</b> for replacing spalling brickwork to parapets, chimney stacks etc.	30	no.	
4.2.10	Remove flash band (adjacent to roof light) and replace with code 5 lead sheet. Install in accordance with Lead Sheet Association.			
4.2.11	Re-fix loose flashings to the base of the roof light.			
4.2.12	Allow a <b>provisional sum of £7,500</b> for replacing defective lead flashings etc.		PS	£7,500.00
4.2.13	Allow for WestWood liquid overlay to the flat roof area on the 2nd Floor to the rear of the property. Allow for lifting and removal of the AC kit and key clamp hand rail. Reinstate on completion.			
4.2.14	Allow a <b>provisional sum of £750</b> to undertake repairs to the timber window and redecorate.		PS	£750.00
4.2.15	Replace bottom section (joint at first floor windows) downpipe to the front elevation with new cast iron.			
4.2.16	Clean down roof tiles to remove moss growth.			
4.2.17	Clean down all brick work to remove vegetation, moss and algae.			
4.2.18	Water test all box gutters and allow a <b>provisional sum of £7,500</b> for repairs.		PS	£7,500.00
4.2.19	Clear out gutters, gullies etc. and ensure all rainwater goods are free flowing on completion of the works.			
4.2.20	Clean down all external glazing at roof level.			
<b>4.3</b>	<b><u>FRONT ELEVATION</u></b>			
<b>4.3.1</b>	<b><u>Façade</u></b>			
4.3.1.1	Clean down all brickwork and all other external finishes to remove surface soiling using the nebulous cleaning system.			
4.3.1.2	Allow a <b>provisional sum of £1,500</b> for repairs to brickwork.		PS	£1,500.00

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DESCRIPTION		QTY	UNIT	COST (£)
4.3.1.3	Allow a <b>provisional quantity of £10m2</b> for repointing defective sections of pointing to the brickwork.	10	m2	
4.3.1.4	Replace lead flashing above shop front with new code 5 lead sheets. Install in accordance with Lead Sheet Association.			
4.3.1.5	Remove redundant alarm boxes.			
<b>4.3.2</b>	<b><u>Windows and Doors</u></b>			
4.3.2.1	Cut out all rotten sections of timber and splice in new. Allow a <b>provisional sum of £1,750.</b>		PS	£1,750.00
4.3.2.2	Remove all mastic to frames and replace with Arbokol 1000 Polysulphide Sealant (or similar approved).			
4.3.2.3	Replace broken pane to entrance door. Glazing to match existing.		PS	£1,000.00
4.3.2.4	Allow to remove all defective / missing putty to glazing panes. Thoroughly prepare surfaces and apply new putty. Allow for a <b>provisional quantity of 10 lm.</b>		lm	
4.3.2.5	Overhaul all windows and doors, allow to ease and adjust as necessary and ensure in full working order on completion.			
4.3.2.6	Clean down all external glazing and ironmongery on completion of the works including shop fronts.			
<b>4.3.3</b>	<b><u>Decorations</u></b>			
4.3.3.1	Prepare all windows and apply 2no. coats of undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing). Allow to prime any new sections of timber.			
4.3.3.2	Prepare entrance door, fan light and facia above and apply 2no. coats of undercoat 1 one coat of gloss from the dulux weathershield exterior range (colour to match the existing).  Note: do not paint over 'The Corner Shop' sign.			
4.3.3.3	Redecorate to match exiting colour the sign bracket.			
4.3.3.4	Redecorate to match exiting colour all rainwater goods (inc hooper, down pipe etc).			

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DESCRIPTION	QTY	UNIT	COST (£)
<b>4.4 REAR ELEVATION</b>			
<b>4.4.1 Façade</b>			
4.4.1.1 Replace rotten timber fascia with new.			
4.4.1.2 Clean down all brickwork, render and all other external finishes to remove surface soiling using the nebulous cleaning system.			
4.4.1.3 Allow a <b>provisional sum of £1,500</b> for repairs to brickwork.		PS	£1,500.00
4.4.1.4 Hammer test and hack of all defective render and replace with new. <b>Allow a provisional quantity of £10m2</b> for repairs to the render.	10	m2	
4.4.1.5 Allow a <b>provisional quantity of £5m2</b> for repointing defective sections of pointing to the brickwork.	5	m2	
<b>4.4.2 Windows and Doors</b>			
4.4.2.1 Cut out all rotten sections of timber and splice in new. Allow a <b>provisional sum of £2,500</b> .		PS	£2,500.00
4.4.2.2 Remove all mastic to frames and replace with Arbokol 1000 Polysulphide Sealant (or similar approved).			
4.4.2.3 Allow a <b>provisional sum of £1,000</b> to replace any cracked glazing panes.		PS	£1,000.00
4.4.2.4 Allow to remove all defective/ missing putty to glazing panes. Thoroughly prepare surfaces and apply new putty. Allow for a <b>provisional quantity of 10 lm</b> .	10	lm	
4.4.2.5 Replace timber sill to the small window to the 2nd Floor.			
4.4.2.6 Provisionally allow to replace the timber door to the 2nd Floor.			
4.4.2.7 Overhaul all windows and doors, allow to ease and adjust as necessary and ensure in full working order on completion.			
4.4.2.8 Clean down all external glazing and ironmongery on completion of the works.			
<b>4.4.3 Decorations</b>			
4.4.3.1 Prepare all windows and apply 2 coats of undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing). Allow to prime any new sections of timber.			

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DESCRIPTION	QTY	UNIT	COST (£)
4.4.3.2 Prepare all doors and apply 2 coats of undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing).			
4.4.3.3 Prepare rendered façade and apply 2 coats of smooth masonry paint from the dulux weathershield range (Colour to match the existing).			
4.4.3.4 Prepare previously painted masonry brickwork and apply 1 undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing).			
4.4.3.5 Redecorate to match existing colour all rainwater goods (inc hooper, down pipe etc).			
4.4.3.6 To the newly installed timber facia; apply 1 undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing).			
4.4.3.7 To the external staircase to the rear of the property; Allow to undertake localised corrosion repairs and redecorate throughout to match exiting colour.			
<b>4.5 <u>SIDE ELEVATION</u></b>			
<b>4.5.1 <u>Façade</u></b>			
4.5.1.1 Clean down all brickwork, render and all other external finishes to remove surface soiling using the nebulous cleaning system.			
4.5.1.2 Allow a <b>provisional sum of £2,500</b> for repairs to brickwork.		PS	£2,500.00
4.5.1.3 Hammer test and hack of all defective render and replace with new. <b>Allow a provisional quantity of £10m2</b> for repairs to the render.	10	m2	
4.5.1.4 Allow a <b>provisional quantity of £20m2</b> for repointing defective sections of pointing to the brickwork.	20	m2	
<b>4.5.2 <u>Windows and Doors</u></b>			
4.5.2.1 Cut out all rotten sections of timber and splice in new. Allow a <b>provisional sum of £500</b> .		PS	£500.00
4.5.2.2 Remove all mastic to frames and replace with Arbokol 1000 Polysulphide Sealant (or similar approved).			

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DESCRIPTION		QTY	UNIT	COST (£)
4.5.2.3	Allow a <b>provisional sum of £250</b> to replace any cracked glazing panes.		PS	£250.00
4.5.2.4	Allow to remove all defective/ missing putty to glazing panes. Thoroughly prepare surfaces and apply new putty. Allow for a <b>provisional quantity of 2 lm.</b>	2	lm	
4.5.2.5	Overhaul all windows and doors, allow to ease and adjust as necessary and ensure in full working order on completion.			
4.5.2.6	Clean down all external glazing and ironmongery on completion of the works.			
<b>4.5.3</b>	<b><u>Decorations</u></b>			
4.5.3.1	Prepare all windows and apply 2 coats of undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing). Allow to prime any new sections of timber.			
4.5.3.2	Prepare all doors and apply 2 coats of undercoat and 1 coat of gloss from the dulux weathershield exterior range (colour to match the existing).			
4.5.3.3	Prepare rendered façade and apply 2 coats of smooth masonry paint from the dulux weathershield range. Colour to match the existing.			
<b>TOTAL COST</b>				