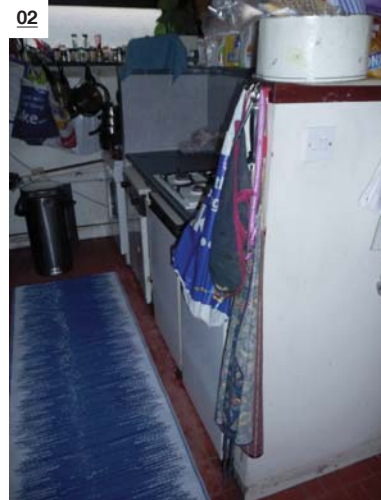


No. 16 Spedan Close



Dwelling Type : Four person
Design Approach: Modified
Better Homes works: Kitchen, bathroom and rewiring

Current condition of dwelling

Kitchen:

- Original concrete worktop with tiled surface and tiled splashback. [01+03]
- Original timber doors to high all cupboards retained. [01+03]
- Original low level cupboard doors replaced. [01+03]
- Original spur shelves to island removed and replaced with non-original worktop. [02]

- Bath panel painted. [05]

Bathroom:

- Non-original tiling applied to walls.

WC:

- Non-original flooring laid. [05]
- Non-original tiles to rear of wall-mounted basin. [05]



No. 16 Spedan Close

Note:

- Where existing tiles are in good condition, retain and repair any damage and replace any missing.
- Any original fabric removed is to be retained and stored for future use.
- All wiring at low level to be concealed in skirting.
- All wiring at high level to be chased into plaster and made good.

Proposed Schedule of Works				
Feature	Condition	Works	Listing sensitive feature	
KITCHEN				
1.0 Worktop				
1.1 Tiled worktop	Some damage to tiles around the sink, grout in poor condition	Replace damaged tiles and renew all grout	Y	
1.2 Stainless steel sink	In poor condition	Sink and taps to be replaced	N	
2.0 Tiled splashback				
2.1 Tiled splashback	Retained and in good condition	Tiles retained and grout to be renewed	Y	
3.0 Cupboards				
3.1 Cupboard doors below worktop	Non-original doors fixed to original carcass	Replica doors to be birch plywood facing with solid timber replica handle	Y	
3.2 Cupboard doors wall mounted	Original doors fixed to original carcass	To be refurbished	Y	
4.0 Half-height kitchen island				
4.1 Solid walls	Island to be tiled to internal face	Tiles to be applied to match original tiling	Y	
4.2 Shelves	Original shelves removed. Non-original worktop installed	Worktop to be removed and solid hardwood worktop replacement installed	Y	
5.0 Flooring and walls				
5.1 Sheet lino flooring	In poor condition	Sheet lino replacement to be laid	N	
5.2 Walls	In good condition	To be repainted	N	
WC - Limited access to room				
7.0 Sanitary fixtures				
7.1 WC	No access	If in poor condition: To be replaced	N	
7.2 Sink	No access	If in poor condition: To be replaced	N	
8.0 Flooring and walls				
8.1 Flooring	No access	If in poor condition: Sheet lino replacement to be laid	N	
8.2 Walls	No access	Walls to be painted white	N	
8.3 Access panels to rear of WC	No access	If panel missing: Marine ply, painted white and screw fixed to the wall	Y	
9.0 Door				
9.1 Timber sliding door	No access	If door painted: Door to be stripped and repainted	Y	
BATHROOM				
10.0 Sanitary fixtures				
10.1 Bath	Not original, poor condition	To be replaced	N	
10.2 WC	Not original, poor condition	To be replaced	N	
10.3 Sink	Not original, poor condition	To be replaced	N	
11.0 Flooring and walls				
11.1 Flooring	Non-original lino in poor condition	Sheet lino replacement to be laid	N	
11.2 Tiling	Tiling doesn't meet regulations for showers	Tiling to be extended to meet height	N	
11.3 Walls	Walls in poor condition	Walls to be repainted	N	