

Flat 3, 34 Museum Street Schedule of Works

Repairs and renovations

1. Hallway stud wall [marked "A"]

Plasterboard and non-load bearing stud wall removed. Plasterboard wall reinstated.

Prior water damage to the ceiling made good.

2. Bathroom wall [marked "B"]

Plasterboard and non-load bearing stud wall removed. Plasterboard wall reinstated, as shown.

Prior water damage to the floor made good.

3. Bedroom fenestration [marked "C"]

Window to rear aspect replaced with door, as shown.

Prior water damage to the ceiling made good.

4. Kitchen/dining area: second door [marked "D"]

Single doorway from hallway to kitchen area infilled with stud/plasterboard wall.

Cupboard created, as shown.

5. Kitchen / dining plasterboard stud wall [marked "E"]

Plasterboard, non-load bearing stud wall removed [marked "E"].

Prior water/waste water damage to the floor made good.

New kitchen units installed and new floorcovering laid.

6. Lounge / dining area [marked "F1"]

Floor to ceiling Shelves (to a depth of 30cm) created either side of the existing chimney breast.

7. Bedroom/Study [marked "F2"]

Floor to ceiling Shelves (to a depth of 60cm) removed either side of the existing chimney breast.

Non-load bearing plasterboard and stud wall to rear of cupboard was removed.

Prior water damage to ceiling made good.

8. Doors [marked "G"]

Door set [G1] was installed and door set [G2] was replaced to match door set G1.

9. Skirting boards

New Skirting boards re-affixed, as shown.

Note:

Electrics/plumbing/central heating system

All systems remain as existing. No changes (other than replacement of local defective pipes).

Electrical face plates updated.

Roof

Lead flashings and tiles on the roof repaired in various to prevent water ingress.

Decorative matters

1. All Walls and ceilings

All painted.

2. All Woodwork (including skirting and sash window frames)

All painted.

3. Shutters

Pine Shutters installed to windows. All painted.

4. Kitchen

Kitchen units replaced with new kitchen units and appliances.

5. Flooring

Raised floor was removed and new floor covering was added (together with fire retardant acoustic baffle).

6. Bathroom/WC

New fixtures and appliances installed. Tiling replaced.

7. Lighting

All integral 'down' lighters removed and ceilings made good.

NOTE:

1. MLM confirm that all above repairs and renovations comply in full with current building regulations.
2. Calford Seaden (Richard Grove, BSc FRICS), structural engineers, confirm that no structural works have been undertaken in connection with the above repairs and renovations.