

104 London Street, Reading

Schedule of Works

External

Front Elevation

- All windows and door to be sanded, filled and painted in two coat work.
- Any defective timber and putty to be replaced.

Rear Elevation

- Brush down rendered walls and make good any defective render.
- Re-paint with two coats of cement based masonry paint.
- Clean out all rainwater goods.
- Repaint with two coats of metallic paint.

Windows and Fascia Boards

- Sand down, fill and make good any defective timber and putty.
- Re-paint in two coat work.

Roof and Flashings

- Inspect roof and replace any slipped or broken slates/tiles.
- Redress or repair flashings where required

Internal

Ground Floor Front Room

- Redecorate and recarpet.

Stairs

- Recarpet.
- Refix handrail
- Repair Balastrade
- Redecorate stairwell
- Recarpet landing
- Overhaul or repair locks and door furniture were required throughout.

1st Floor Front Room

- Redecorate.
- Make good rotten timbers to window reveal

Kitchen

- Replace doors to hot water cylinder and defective kitchen units.
- Replace Cooker and Fridge
- Redecorate

Bathroom

- New floor coverings
- New Suite
- Redecorate
- Re-tile

Second Floor

- New carpet to both rooms
- Redecorate both rooms

Rear accommodation

- Redecorate bedroom and living areas
- New kitchen hob, sink and units
- New shower, WC and WHB
- Re-tile
- New floor coverings

General

- Clean windows
- Redecorate where required
- Test electrics and rewire where required

Back Garden

- Cut back foliage, weed and clean hard areas