

Bay Horse,



Executive summary

External

- Clean and clear gutter, down pipes, outlets hoppers inc repairs
- Roof Survey
- Exterior vegetation removal from cellar roof and surrounding building
- Ridge and rising ridge tiles to be re-cemented
- Hole where wall fan has been on side elevation to brick up
- Tarmac/ Ramp works

Trade Area – Cellar Areas

- 1 Hour Single FR Door with associated seals and door furniture x 2
- Fire Stopping

Main Trade Kitchen –

- Full Decorations
- Deep Clean and degrease
- 2m of skirting to replace

Ladies Toilets –

- Install flashing beacon

Men's Toilets –

- Install flashing beacon

Bar Seating Area –

- Damp patch next to Chimney – Approx. 3sqm
- Entrance Matting in rear Lobby to replace – Approx. 3sqm

Tenants Living Area

1st Floor Kitchen –

- Full decorations
- Clean
- New VAP Proof light fitting
- Replace and install Qty 1 1000mm wall cupboard

- Install new 12" extract fan. Currently no fan

1st Floor Lounge – 4.6 x 5 Ceiling Height 3m

- Full Decorations
- Carpet Clean

Bedroom 1 – 4.6 x 5 Ceiling Height 3m

- Full Decorations
- Carpet Clean

Bathroom 2 – 5.7 x 4.5

- Full Decorations
- Carpet Clean

Hallway – 1.8 x 4.5

- Full Decorations
- Remove existing flooring and board
- New thumb turn on door

1st floor store/boiler room

- Strengthen and over board floor to give a safe dedicated route to the Boiler for maintenance
- Paint and demark the route with paint and handrail

General

- Test fire alarm system and issue log book to be retained on site.
- Test emergency lighting system and issue log book to be retained on site, install new emergency lighting where required
- Allow to complete works as identified to comply with the FRA report
- Jetting and cleaning existing drainage system