

**Specification of works**

Property: -  
**11 Church Street**  
**Finedon**  
**NN9 5NA**

Client.:-  
**Mr C Addis**

**COTTAGE**

**Rewire**

Carry out partial re-wire to the property to include new lighting circuits, new socket circuits, new mains board with RCD circuits protection.

Lighting and sockets circuits from kitchen existing to be redirected to new mains board.

Upgrade supply to outbuilding and provide RCD protected circuits.

Install mains supply carbon monoxide and smoke sensors.

Supply new spur point to Combi boiler in under stairs cupboard.

**Plumbing & Heating**

Carry out installation of New Gas Combination boiler locating in position of existing boiler in under stairs cupboard (external wall adjacent to window).

Boiler – Ideal Logic. Energy rating - A

7 year Warranty

Install new radiators to replace existing with new TRV's, remote room stat.

Power flush system and fit Magna Clean filter system

**Decoration**

Walls & Ceilings

Rub down and key all walls and ceilings with fine grade paper.

Make good and fill cracks and holes as necessary.

Apply two base coats to all surfaces and one top coat.

All products from Crown Paints (Matt finish) in Neutral colours sympathetic to property.  
(Suggestions Country Cream, Magnolia, Brilliant white).

## **Wood work**

Rub down all wood work in preparation for stain or oil finishing as required.  
Rub down and wood fill with neutral filler to timber window on front elevation (Bedroom 1) which shows signs of splitting and separation.

Iron frame windows to front elevation to be rubbed down using fine grade paper.  
Apply one coat of red oxide primer followed by metal finish top coat in black.

Concrete window surrounds

Rub down with fine grade paper. Fill cracks using Toupret concrete repair filler.  
Rub down after suitable drying time and paint in Brilliant White base coat and one further top coat.

## **Flooring**

First floor timber floor boards to be refitted following completion of the installation of any new plumbing pipe work. None of the boards have signs of rot and can therefore be fully re utilised.

Following completion of decoration fit a premium grade carpet underlay to the two bedrooms and first floor landing. Fit carpets as required (to be agreed).

Bathroom floor is fitted with a ceramic tile (wood plank effect) and there is no damage evident to these. No works necessary to this floor surface.

## **Stairs**

Replace bottom steps (numbers 1 and 2) which have rotted. The floor surface around the bottom step (area aprox .75 sq meters) has degraded and will require a cement mix to repair this before refitting timber plank (clip system) in wooden oak finish.

Lounge and dining room floor fitted in a wood plank using clip system. No damage is evident and therefore planks to be refitted where lifted for plumbing works.  
This existing floor will therefore remain.

Kitchen floor to remain as existing ceramic tile floor. (no change).

## **Under stairs WC and wash basin. (SUBJECT TO COUNCIL PLANNING CONSENT)**

Fit standard white close coupled toilet bowl and cistern. Fit wash basin with taps (in keeping with character of property). Install wastes to join existing waste on external wall under window.  
Finish floor in wood plank or ceramic tile (to match lounge or kitchen (to be agreed)).

No change is required to the area of this under stairs cupboard (see ground floor plan existing and proposed).

**Front door**

**(SUBJECT TO COUNCIL PLANNING CONSENT)**

Replace front door to the property with a door that will allow for a threshold.

Currently the door does not clear the floor surface.

The door existing has been boarded up for 15 plus years and shows many holes and surface damage where the boarding up was screw and nail fixed.

Design of door to be agreed (in consultation with planning office/ Heritage consultant).

**OUTBUILDING**

Repoint wall in corner overlooking rear garden (to right) which has movement

Crack (up to 2" wide in places).

Remove unsafe internal wall

Board walls and ceilings with new plaster board (leaving original fire place exposed as feature).

Install new wiring for ceiling light and sockets (3 number).

Emulsion finished walls and ceilings with two base coats of emulsion and one further top coat using Crown Matt finish paints in neutral colours (to be agreed)

**Windows**

Rub down with medium grade paper.

Apply one coat of undercoat and one coat of top coat (gloss white)

This applies to internal and external elevations.

**TWPM Limited**

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