External Building Fabric

Scaffold cost to enable works to pitched roof extension including roofing works, RWG replacement, timber repairs and decorations

Scaffold cost to enable works to single storey extensions including cleaning of the roof, RWG replacement, timber repairs and decorations

Scaffold cost to enable works to original two storey building including roof cleaning, render repairs, window replacement, RWG replacement, timber repairs and decorations

Clean profiled metal roofing to pitched roof extension, treat cut edge corrosion, and overcoat with Giromax treatment or similar

Clean off all dirt and detritus from flat roofs

Clean moss from the roof of the original two storey building

Replace lead abutment flashings to junction of glazed single storey roof and wall

Lift coping stones to parapet wall, replace defective lead abutment flashings, lay new DPC and relay coping stones

Replace gutters and downpipes to pitched roof extension with new UPVC units

Replace gutters and downpipes to single extensions with new uPVC units

Replace gutters and downpipes to original two storey building with new cast iron units

Repoint cracking to render

Hack off and replace defective bell cast to left hand elevation

Hack off and renew defective sections of render (budget allowance of 10 No x 1m² sections)

Hack off and renew defective render and beads to chimney stacks to left hand elevation

Replace worn and defective stone sub-cills

Repoint cracking to ashlar and coursed stonework

Replace defective timber cladding to single storey extensions

Allow for redecorating all previously painted, and unpainted render surfaces

Allow for redecorating all previously painted/treated timber soffits, facias, cladding, doors, roofs, boarding etc.

Apply reflective paint to flat roofs

External Areas

Remove all waste, materials debris etc. to all areas

Treat all plant growth to hardstandings with weedkiller and clear away all debris

Cut back all plant, shrub, ivy growth etc. where adjoining or rowing onto the buildings

Thoroughly clear out all drainage gullies, drainage channels etc. and leave clear and free flowing

Re-bed defective brickwork soldier course to retaining wall to rear of property

Break out and replace defective concrete footpaths to left elevation

Jet wash down the brick paviours and tarmac and concrete hardstanding areas to remove debris and detritus.

Re-line all parking bays

Redecorate timber fences