

SCHEDULE OF WORK		
Item	Description	
1.13	The Contractor must make their own arrangements for storage, hoarding, mess parking and welfare facilities etc.	
1.14	Provide screening as necessary to make the rear parts watertight during the works until the doors, windows and lanterns are fitted.	
1.15	Contractor to note working hours Monday to Friday 8am to 6pm. No works to be undertaken at weekends or Bank Holidays.	
1.16	All workmanship and materials to comply with Building Regulations, British Standard Codes of Practice, NHBC. All dimensions are to be checked on site prior to commencement of the works. All materials to be fixed, applied or mixed in accordance with manufactures instructions or specifications. All material shall be suitable for the purpose.	
1.17	The Contractor will be responsible for the Principal Designer and Principal Contractor's duties as defined by the Construction (Design and Management) Regulations 2020.	
1.18	The Contractor will be responsible for ensuring that all conditions attached to the Planning Consent and all other Statutory Requirements, Permissions and Licences are complied with and discharged accordingly	
1.19	Many of the walls reflect high levels of water saturation. The property will need to be thoroughly dried out prior to adding finishes.	
1.20	The contractor shall ensure that the property is maintained secure at all times. Allow for temporary works screening if required to create watertight conditions.	
1.21	Allow for all insurances as required by the contract. Copies of all certificates to be forwarded to CA prior to works commencing.	
1.22	The tenderer is to detail below any additional items with quantities and rate not previously included to complete the lump sum tender price for the above section of works. Should the tenderer fail to insert any items here, it will be deemed that his lump sum price for the tender includes all items necessary to make the various system outlined in the specification and drawings, and no subsequent claim for any additional items shall be entertained.	
2.00	INSIDE THE PROPERTY	
2.1.0	Ceilings	
2.1.1	The ceilings are to be made good and all joints tapped and jointed prior to skimming the boards. Fix securely and firmly to suitably prepared and accurately levelled backgrounds. Finishing boards neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level. Allow to skim the ceilings once the boards are fixed to a satisfactory standard.	
2.1.2	New ceilings allow equal centres to suit specified linings, maintaining sequence across openings. Ensure to support vertical edges of boards. Services penetrations must allow for associated fire stopping.	
2.1.3	All surfaces to be painted shall be cleaned free of all dirt, dust, grease, oil or other contaminants. Remove areas of damp boards and plaster as needed and skim finish, making good new to old plasterwork. Rake out, fill and smooth cracks; seal all repaired and water stained areas with one coat of Alkali Resisting Primer.	
2.1.4	The ridge to the two storey rear left-hand roof, bearing appears questionable. The padstone installed must be checked by the Structural Engineer and corrected as necessary.	