

Drive Mansions Common Parts 2019

Synopsis

There are 7 separate blocks consisting of a basement level, and 4 upper levels.

There are 3 flats per floor, making total of 15 flats per block.

There are 3 openable leaded glass windows on each of the 3 landings in each block

For clarity, the project will be broken down into sub sections:

1. Front Door (interiors)
2. Entrance Hall
3. Basement doors (1 to garden and 1 to rubbish area)
4. Landing Windows
5. Steps
6. Hand rails
7. Dado Rails
8. Skirtings
9. Walls above Dado Rails
10. Ceilings
11. Trapdoors
12. Individual front doors for flats.
13. Redundant Gas pipes
14. Floor tiles

1. Front Doors + Side Windows

Recess electric cable for electronic lock into door and make good.

Replace or repair any wooden mouldings around the door frame and windows.

Fill with appropriate filler any chips and dents in edges of the doors.

Replace any damaged door glass with matching glass.

Remove old paint on Door and re-paint in Black gloss paint. (Brassware to be removed and re-instated after painting).

Relocate door retaining hooks above the Dado rail if they currently hang over the Dado rail. Replace hooks if damaged.

Remove paint on side windows and make good. Repaint with White Gloss

2. Entrance Hall

Rub down walls above Dado rails and repaint in xxxxxxxx good quality PVA paint

3. Basement Doors at Front and Rear

Remove all door furniture and fit with new.

Replace moulding around door frames where necessary

Repair doors as necessary

Replace any damaged glass

4. Landing Windows

Remove long window closers and components for stripping by shot-blasting.

Remove window retainer hooks and eyes for stripping by shot blasting.

Where retainers are missing, allow for new cast iron hooks and eyes.

Replace all butt hinges with new cast iron 3" butt hinges.

All metal work to be blackened by ??????treatment.

5. Steps

Repair all damaged nosings on treads with agreed method.

6. Hand Rails

Wire wool damage to Mahogany hand rails and French Polish

7. Dado Rails

Strip paint, fill and repaint with one coat undercoat and 2 coats of...

8. Wall skirtings

Burn off old paint, repair and repaint

9. Walls above Dado Rails

Scrape off old paint where necessary

10. Ceilings

11. Trap Doors

12. Individual Front Doors

13. Redundant Gas Pipes

The old gas pipes have been tested and are not connected to the mains. Existing pipes to be removed from entrance point in the cellars and followed through to all floors. Pipes to be disposed of

14. Floor Tiles

Where missing tiles have been replaced with cement, carefully remove cement ready to receive new floor tiles.

Lincrusta subject to decision