













A - PRELIMINARIES		
	At the rate of £..... per week (based upon 20% of the repair cost)	
B - GENERAL ITEMS		
1	Arrange a joint inspection with the architect agree on the scale and scope of the works and to agree the location of the site compound.	
2	Provide sufficient suitable scaffolding as is necessary to properly and safely undertake the works outlined below. The scaffolding shall be designed to ensure that it does not impose any significant additional loads on the structure. No holes are to be made to the structure. The base of the scaffolding should be adequately supported to spread the load and avoid damage to the ground.	
3	Include the disconnection of the electrical services to the bryes where necessary to undertake the works, and include for the reconnection on completion of the works.	
4	Include a provisional sum for additional works in reconnecting the electrical system.	██████████
5	Include for the removal from site of all the waste material arising from the repair works, i.e. slates, battens, rotten timbers, stone debris, mortar general debris and vegetation.	
6	Include for preparing samples of the repointing, deep tamping and limewashing for approval by the architect.	
7	Include a provisional sum for the supply and installation of additional ironmongery.	██████████
8	Include a contingency sum.	██████████
Subtotal for General Items		



C - REPAIR WORKS




Note: For tender purposes assume the below areas and quantities. These will be confirmed and agreed on site. They will be re-measured upon completion of the works. The figures here will be used to extrapolate rates for each operation and these will be applied to any additional/omission works instructed during the contract. Sizes of timber are nominal and need to be checked on site in order for the new/replacement timbers to match the existing.

Item no.	Location	Defect description	Photograph	Recommended Repair & Quantity	Repair Category & Spec ref	Tender Cost
1.0.0	ROOFS					
1.1.0	Cart Shed					
1.1.1	East Face	There are a few slipped and displaced slates. Rotten rafters, broken latts and corroded nails were noted.		Strip the slates and reslate the roof, rebedding the ridge and forming a mortar fillet at the roof abutment. (16.5m sq.)	2 Spec 1	
1.1.2	West Face	There are a few slipped and displaced slates. Rotten rafters, broken latts and corroded nails were noted.		Strip the slates and reslate the roof, rebedding the ridge and forming a mortar fillet at the roof abutment. (16.5m sq.)	2 Spec 1	
				(Allow a provisional sum for additional roofing slates)		██████████
1.1.3	East side	The rafter feet are rotten and are not secure.		Cut out the rafter ends up to the first purlin and renew with new rafters from the purlin to the wallplate. (6no. 65x80mm rafters)	2 Spec 2	




1.1.4	East side	There is rot to the top of the lintel/wall plate.		Once the roof is stripped inspect. Assume it can be retained but allow a timber treatment to the lintel.	2 Spec 3	
1.1.5	West side	There is a rotten rafter end and a rotten section of wall plate.		Cut out the section of rotten wall plate and insert a new section in. Cut out the rafter end up to the first purlin and renew with a new rafter from the purlin to the wallplate. (1no. 38x150mm wallplate section 400mm long & 1no. 65x80mm rafter)	2 Spec 2	
1.1.6	West side at the north	There is loose stonework around the purlin sockets.		Include for packing the void in the wall socket at the purlin ends with mortar and stone pinnings to secure the purlins. (2no areas)	2	


1.1.7	West side at the ridge.	There appears to be some rot to the ridge tops.		Inspect the rafter tops and treat.	2	
				(Allow a provisional sum for rafter renewal)	Spec 3	
1.2.0 Stable/Granary						
1.2.1	East face	This appears to be in reasonable condition, and has been felted. There is 1 slipped slate		Renew the slipped slate with a new slate. (Renew 1no. the slipped slate)	1	Spec 1
1.2.2	West face at the Stable	There are a number of slipped, missing & displaced slates, and recent storm damage.		Strip the slates and reslate the roof, rebedding the ridge and forming a mortar fillet at the roof abutment. (36m sq.)	1	Spec 1
1.2.3	West face at the Granary	There are a number of broken, slipped, missing & displaced slates. There is damage to battens, and structure below especially arounds the valley gutters.		Strip the slates and reslate the roof, rebedding the ridge and forming a mortar fillet at the roof abutment. (36m sq.)	1	Spec 1
				(Allow a provisional sum for additional roofing slates)		

1.2.4	Trusses	The western rafter members of the trusses are rotten in places.		<p>Treat the timber for rot and allow for bolting new timber to the side of the principal rafter member of each truss.</p> <p>(2no. 225x75mm 4m long timbers bolted with M14 bolts at 300mm centres staggered along the centre line for the full length of the timber.)</p>	1 Spec 2	
1.2.5	Trusses	The metal ties to the trusses are missing to one truss and is loose on the other truss.		<p>Re-secure the loose metal tie, and install a new tie where it is missing.</p> <p>(Use 10mm galvanised bar with fixing eye, a bracket at the rafter with turnbuckle. Allow for installing 2no. 225x50mm timber collar to tie the rafter members together to each truss.)</p>	1 Spec 2	
1.2.6	Purlins	There is rot in the purlins to the western side of the roof.		<p>Remove the purlins and renew with new timbers notched over the trusses.</p> <p>(Allow 2no. 140x75mm purlins)</p>	1 Spec 2	
1.2.7	Rafters	There area number of rotten rafters to the western roof.		<p>Cut of out the rotten timbers and renew with new</p> <p>(Allow for 3no. 65x80mm rafters to be renewed.)</p>	1 Spec 2	



1.2.8	Valley Boards	There is evidence of water penetration and rot in the valley boards.	see above	Strip out the valley boards and install new boards. (Assume 25x150mm boards)	1 Spec 2	
1.2.9				Allow a provisional sum for additional roof timber replacement		
1.3.0	Store					
1.3.1	East roof	There is corrosion to the corrugated metal roof and a small number of holes at the eaves and toward the south.		Strip off the metal sheets and renew to match the renewed sheets elsewhere on the roof. (25m sq.)	2 Spec 4	
1.3.2	East roof	There is a build up of vegetation growth along the mortar filler with the abutment of the ganary building.		Clear off the vegetation and fully inspect the fillet. Renew the fillet if cracked/damaged. (2.8m)	1 Spec 1	
1.4.0	Rear Range					
1.4.1	South Roof	There are numerous slipped, missing, cracked and wired slates, despite recent repairs.		Strip the slates and reslate the roof, rebedding the ridge and form a new valley gutter. (60m sq.)	3 Spec 1	



1.4.2	North Roof	There are numerous slipped, missing, cracked and wired slates, despite recent repairs.		Strip the slates and reslate the roof, rebedding the ridge and form a new valley gutter. (60m sq.)	3 Spec 1	
				(Allow a provisional sum for additional roofing slates)		██████████
1.4.3	Truss	There is evidence of rot to the south end of the western truss.		Inspect the truss end treat. And treat	1 Spec 3	
1.4.4	Rafters	A small number of rafters are rotten at the base or top.		Take out rotten rafters and renew the upper or lower section as required. (Allow for 6no. 65x80mm rafter lengths to be renewed.)	3 Spec 2	
1.4.5	Wallplate	A small section of wall plate has rotted away.		Remove the rotten timber and renew with a new section of wall plate. (Assume a 600mm long section 38x150mm, bolted to the stonework with resin bolts.	3 Spec 2	
1.4.6				Allow a provisional sum for additional roof timber replacement.		██████████
1.5.0	Lean to shelter					




1.5.1		The existing purlins to the corrugated roof are overstressed and are deflecting.		Remove the sheeting and renew the purlins. (Allow 10no. 125x75mm timber purlins)	3 Spec 2	
1.5.2		A section of the lean to roof has collapsed and is missing.		Item omitted		-
1.5.3		There is some corrosion to the existing metal sheet.		This is acceptable and does not require replacement at this stage.	-	




1.6.0		Pig Sty				
1.6.1	North roof	There are a number of missing, slipped and broken slates, and there is a gable at the junction with the bridge abutment.		Strip the slates and reslate the roof, rebedding the ridge and forming a mortar fillet at the junction with the bridge abutment (6m sq.)	1 Spec 1	
				(Allow a provisional sum for additional roofing slates)		
1.6.2	North roof structure	There is rot to the timber wall plate with loose stone below.		Chop out the rotten section of wall plate between the rafter members.	1 Spec 2	
1.6.3	South roof	There are a number of missing, slipped and broken slates.		Strip the slates and reslate the roof, rebedding the ridge. (6m sq.)	1 Spec 1	
1.6.4	South roof structure	The timber wallplate/lintel is rotten.		Renew the timber lintel. (Allow a 280x100 lintel/wallplate)	1 Spec 2	



1.6.5	South roof structure	A number of the rafter ends are rotten.		Cut of the rotten sections of timber and spike in a new timber alongside. (Allow 3no. 55x125mm timber rafter ends.)	1	
1.6.6				Include a provisional sum for additional roofing repairs.		<div style="background-color: black; width: 40px; height: 15px; margin-left: auto;"></div>
					sub total	

2.0.0 Rainwater Good						
2.1.0		Cart shed				
2.1.1	East & West faces	There is plastic guttering which has been mounted on timber facisa boards.		Remove the timber boarding. Renew with cast guttering and downpipes, and realigning the downpipe to discharge into a hopper and downpipe to the drainage gulley on the east. (2no. lengths of 3.5m of guttering with 4no. stop ends, 2 outlets, spiked gutter brackets 2no. 2.3mdownpipes with outlet shoes and include 2 hoppers)	3 Spec 5	
2.1.2		The existing gulley appears blocked.		Clearout the gulley to ensure it is free flowing. (Allow a provisional sum of £1000 for clearance works and repairs to the existing drainage run.		
2.2.0		Stable/Granary				
2.2.1	East face	The existing cast iron guttering is corroded.		Renew the corroded components with new cast iron. (Allow 16.5m of deep flow guttering, with 2no stop ends and 1no. outlet)	1 Spec 5	





2.2.2	South end of east roof	The downcomer to the south is plastic and is not connected to the gutter outlet.	see above	Secure the outlet to the downpipe Renew the plastic downcomer with cast. (Allow 1.2m of downcomer to discharge into the new hopper)	1 3 Spec 5	
2.2.3	North end of east roof	The existing downcomer is corroded and discharges directly into the foundation stones.		Remove the downpipe, as the rainwater can be directed to the southern outlet.	1	
2.2.4	West roof	The plastic guttering and timber fascia has come loose.		Remove the timber fascia and remove the plastic guttering and renew with deep flow cast iron guttering. (Allow 10.5m of guttering, with 2no stop ends and 1no. outlet)	1 Spec 5	
2.2.5	West roof	The downcomer, which is plastic discharges directly to the ground.	see above	Reposition the outlet and renew with cast downcomer discharging to a hopper. (Allow 1.2m of downcomer to discharge into the new hopper)	1 Spec 5	




2.2.6		The existing downpipe discharges directly to the ground.		Install a new gully, linked to a drainage run to connect to the existing blocked system. (Allow for the installation of a 200mm sq, gully with cast iron grill. Assume the installation of 20m of underground drainage with 1no polypropylene inspection chamber)	1 Spec 6	
2.2.7	West roof north end	There is no guttering to this small section of roof.		Install a new cast gutter to discharge into the rear range gutter. (Allow 1.2m of guttering, with 1no stop end, 1no outlet and a 90 deg. Corner, with short section of downpipe.)	1 Spec 5	
2.3.0	Store					
2.3.1	East roof	The downcomer discharges directly on to the ground at the wall base, and is missing a outlet shoe.		Install an outlet shoe new gully with underground drainage to a soakaway. (Include for an outlet shoe. Allow for the installation of a 200mm sq, gully with cast iron grill. Assume the installation of 9m of underground drainage with a 1m sq. stone filled soakaway)	1 Spec 6	




2.3.2	West roof	The plastic guttering is generally sound but the downpipe drains to the ground.		<p>Install a new gully with underground drainage to a soakaway.</p> <p>(Include for an outlet shoe. Allow for the installation of a 200mm sq, gully with cast iron grill. Assume the installation of 14m of underground drainage with a 1m sq. stone filled soakaway)</p>	1	Spec 6
2.4.0		Rear Range				
2.4.1	South Roof	There is plastic guttering on timber fascias. The downpipe discharges to the ground.		<p>Remove the fascia. Install a new deep flow cast gutter and new downpipe.</p> <p>(Allow 16m of guttering, with 2no stop end, 1no outlet and a 90 deg. Corner. Include for a new section of 2.6m downpipe with an outlet shoe.)</p>	3	Spec 5
2.4.2	South Roof	The downpipe discharges directly on to the ground.		<p>Install a new downpipe with new gully with underground drainage to a soakaway.</p> <p>(Allow for the installation of a 200mm sq, gully with cast iron grill. Assume the installation of 8m of underground drainage with 1m sq, stone filled soakaway)</p>	3	Spec 5





2.4.3	North roof	There is plastic guttering on timber fascias. The downpipe discharges to the ground.		<p>Remove the fascia. Install a new deep flow cast gutter and short section of downpipe.</p> <p>(Allow 16m of guttering, with 2no stop end, 1no outlet and a short section of downcomer to discharge to the gutter at the west of the store.)</p>	3	Spec 5
2.6.0		Pig sty				
2.6.1	South roof	The gutter is missing.		<p>Install a new gutter with downcomer to the west.</p> <p>(Allow 3.5m of guttering, with 2no stop end, 1no outlet and a 90 deg. Corner. Include for a new section of 1.3m downpipe with an outlet shoe.)</p>	1	Spec 5
					sub total	





3.0.0		WALLS			
3.1.0		Cart Shed			
3.1.1	East Wall	The mortar to the stonework joints is loose and crumbling.		Rack out the loose mortar and repoint. (3.0m sq.)	1 Spec 7
3.1.2		The very end of the lintel at the southern end is rotten and not fully supported.		Cut back the rotten timber and piece in the gap with stonework to infill the gap and support the remainder of the lintel. (0.3m sq.)	1 Spec 8
3.1.3	South Wall	At the east end there is an area of stonework with loose and missing mortar.		Rack out the mortar and repoint. (4m sq.)	2 Spec 7





3.1.4		At the west end there is an area of stonework with loose and missing mortar.		Rack out the mortar and repoint. (3m sq.)	2 Spec 7	
3.1.5		The mortar to the lower portion of the wall is loose and friable.		Rake out the loose mortar and patch repoint. (Assume a rate of 80% over an area of 20m sq.)	3 Spec 7	
3.1.6		The timber lintel over the opening is rotten.		Carefully prop the stonework and remove the lintel. Renew with a new oak lintel and make good the surrounding stonework. (75x150mm laid flat and 1250mm long.)	1 Spec 9	
3.1.7	West wall	There is a vertical crack towards the corner.		Install helifix stainless steel pins across the crack drilled from the southern wall, then repoint the crack. (Allow 6no.10 stainless steel bars 1200mm long at 300mm vertical centres bedded in resin.)	1 Spec 10	




3.1.8		The mortar is loose and friable.		Rake out the loose mortar and patch repoint. (Assume a rate of 80% over an area of 7.5m sq.)	1 Spec 7	
3.1.9	Internal walls	There is plaster render internally which is loose and friable in places.		Brush off loose material and clear the debris.	3	
3.1.10	South internal wall	There is deflection to the timber lintels with displacement of the stonework above.		Renew the timber lintels and rebuild the masonry above. (Allow for 2no.oak lintels 100x200 laid flat 2.1m long and allow 1m sq of rebuild above.)	1 Spec 9 & 13	
3.1.11	North internal wall at east opening	There is loose masonry at the beam end.		Rebuild and consolidate the loose stonework. (0.3m sq)	2 Spec 13	
3.1.13				(Allow for an additional 10m sq. of repointing to be directed on site.)	Spec 7	




3.2.0		Stable/Granary				
3.2.1	East wall	There is a crack at high level in the centre of the wall.		Repoint the crack and monitor. (1500mm long)	2 Spec 7	
3.2.2		There are open joints along the foundation stones to the south.		Deep tamp and repoint the stones. (1.5msq.)	2 Spec 11	
3.2.3		There are open joints along the foundation stones to the north.		Deep tamp and repoint the stones. (2m sq)	1 Spec 11	
3.2.4		The limewash finish to the wall is flaking and loose.		Brush off the loose limewash and apply new coats of limewash to the walls and black paint the quoins as existing. (Apply 2 coats of a 'hot' mix limewash to an area of 58m sq)	3 Spec 12	




3.2.5		The step to the stable has decayed and is pieces, and is a potential trip hazard.		Install a new stone step. (Dressed stone step to match the existing stonework 150x200mm and 1250mm long)	3	
3.2.6	South Wall	There are a number of open joints.		Rake out the loose mortar and patch repoint. (Assume a rate of 80% over an area of 5m sq.)	2 Spec 7	
3.2.7	West Wall	There are loose, cracked, friable and missing mortar to the stonework joints across the whole wall.		Rack out the mortar and repoint. (5m sq.)	1 Spec 7	
3.2.8		see above		Rake out the loose mortar and patch repoint. (Assume a rate of 75% over an area of 30m sq.)	2 Spec 7	

3.2.9		There is a rotten timber built into the wall with a crack above.		Hack out the timber and piece in with stonework, and repoint the crack. (1200x100mm area.)	1 Spec 8	
3.2.10		There is loose stonework in the door jambs.		Rebuild the section of loose masonry (Allow 2 x 0.3m sq.)	1 Spec 13	
3.2.11		The stone step has crumbled and represents a trip hazard.		Install a new stone step. (Dressed stone step to match the existing stonework 150x200mm and 1050mm long)	1 Spec 2	
3.2.12	West Wall - north end	There are washed out joints and missing facework at the roof.		Rebuild and repoint the walling above the rear range roof. (Allow for 1m sq of rebuilding and 2msq.of repointing.)	1 Spec 7 & 13	




3.2.13	North Wall	There is missing pointing just above the store roof at the west.		Rake out the joints and repoint (1m sq.)	2 Spec 7	
3.2.14		There is loose mortar along the verge at the western roof face.		Repoint along the entire western verge. (0.3mx3.6m)	1 Spec 2	
3.2.15		There are open voids within the foundation stones at the base of the wall.		Deep tamp, piece in corework and repoint the stones. (2msq.)	2 Spec 8 & 11	
3.2.16		The limewash finish to the wall is flaking and loose.		Brush off the loose limewash and apply new coats of limewash to the walls and black paint the quoins as existing. (Apply 2 coats of a 'hot' mix limewash to an area of 23m sq)	3 Spec 12	





3.2.17	Internal cross wall	There are cracks at the junction of the east and west external walls..		Include for pinning the walls from the outside to secure the cross wall. (Assume 8no 10mm stainless steel treaded bars drilled through the external stones into the cross wall and bedded in resin, install at 600mm vertical centres.)	2 Spec 10	
3.2.18				(Allow for an additional 25m sq. of repointing to be directed on site.)	Spec 7	
3.3.0	Store					
3.3.1	East wall	There are open joints and gaps to the foundation stones.		Deep tamp and repoint the stones. (1.5msq.)	2 Spec 11	
3.3.2		The timber lintel at the window is rotten.		Prop the stonework, remove the lintel and renew with new oak lintel and made good the surrounding stonework. (Allow oak 80x100x830mm lintel)	2 Spec 9	





3.3.3		The limewash finish to the wall is flaking and loose.		Brush off the loose limewash and apply new coats of limewash to the walls and black paint the quoins as existing. (Apply 2 coats of a 'hot' mix limewash to an area of 17m sq)	3 Spec 12	
3.3.4	North wall	The limewash is loose and flaking.	see above	Brush off the loose material. (Allow a provisional quantity for patch repointing the entire elevation 17m sq at a rate of 75%)	2 Spec 7	
3.3.5		There are 3no. cracks		Rack out the cracks and repoint. (assume 3no.1500mm long)	2 Spec 7	
3.3.6		The foundation stone at the east corner is being undermined.		Include for packing in stonework into the gaps to secure the foundation stones.	1 Spec 8	

3.3.7	West wall	There is cracked and loose mortar joints to the south end and a build up of vegetation.		Clear off the vegetation, rake out the joints and patch repoint (Assume a rate of 75% over an area of 6.0m sq.)	2 Spec 2	
3.3.8		The end of the pattrass plate is corroded.		Rub down apply a rust inhibitor and redecorate.	3 Spec 15	
3.3.9				(Allow for an additional 5m sq. of repointing to be directed on site.)	Spec 7	
3.4.0	Rear Range					
3.4.1	North wall	There are areas of loose, cracked, friable and missing mortar to the stonework joints across the whole wall.		Rack out the mortar and repoint. (20m sq.)	2 Spec 7	




3.4.2	West wall	There are areas of loose, cracked, friable and missing mortar to the stonework joints across the whole wall.		Rack out along the crack and repoint. (6m sq.)	2 Spec 7	
3.4.3		There is slight cracking to the southern eaves.		Rake and repoint the crack	2 Spec 7	
3.4.4	South wall	There is crude cement pointing around the western opening.		Rake and repoint (1m sq.)	3 Spec 7	
3.4.5		There are poor and washed out mortar joints to the west of the arched opening.		Rake and repoint (9.0m sq.)	2 Spec 7	



3.4.6		There is a crack to the springing point stone to the arched opening.		Carry out a resin repair the cracked stone.	3 Spec 14	
3.4.7		The limewash finish to the wall between the doorways is flaking and loose.		Brush off the loose limewash and apply new coats of limewash to the walls and black paint the quoins as existing. (Apply 2 coats of a 'hot' mix limewash to an area of 20.0m sq)	3 Spec 12	
3.4.8		There are poor and washed out mortar joints to the east of the arched opening.	see above	Rake and repoint (13.0m sq.).	2 Spec 7	
3.4.9		The end of the lintel to the southern door is rotten.		Cut out the rotten end of the lintel, and treat the remaining timber.	1 Spec 3	



3.4.10	Internal South wall	The stones to the wall head to the west of the arched opening are loose.		Rebed the upper course of loose stones. (1.5m length)	3 Spec 13	
3.4.11				(Allow for an additional 35m sq. of repointing to be directed on site.)	Spec 7	
3.5.0	Lean to shelter					
3.5.1	South Wall	The wall head has collapsed with displaced stonework.		Take down the loose stonework and rebuild , including a hard capping. (Allow for rebuilding the top 500mm of wall, over a length of 6.5m)	1 Spec 13	
3.5.2		There are loose, cracked, friable and missing mortar to the stonework joints across the whole wall.		Deep tamp and patch repoint the wall. (Assume a rate of 80% over an area of 10m sq.)	2 Spec 7 & 11	
3.5.3	West wall at the south end	There is a small area of loose, cracked, friable and missing mortar to the stonework joints.		Rake out the mortar and repoint (1m sq.)	2 Spec 7	





3.5.4	West wall at the north end	There is a small area of loose, cracked, friable and missing mortar to the stonework joints.		Rake out the mortar and repoint (1m sq.)	2 Spec 7	
3.5.5		There is loose masonry to the wall head.		Rebed the upper stones on the wall and form a hard capping to the wall head. (Assume a length of 1.8m)	2 Spec 13	
3.5.6	Internal face of the Southern wall	There are loose, cracked, friable and missing mortar to the stonework joints to the east of the wall		Deep tamp and patch repoint the wall. (6m sq.)	2 Spec 7 & 11	
3.5.7		The limewash finish to the wall between flaking and loose.		Brush off the loose limewash and apply new coats of limewash to the walls and black paint the quoins as existing. (Apply 2 coats of a 'hot' mix limewash to an area of 30.0m sq)	3 Spec 12	


3.5.8				(Allow for an additional 10m sq. of repointing to be directed on site.)	Spec 7	
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3.6.0		Pig Sty and Bridge Buttresses				
3.6.2	North wall	There is a hole at low level.		Piece in new stonework (0.5m sq.)	1 Spec 8	
3.6.3		At low level there are loose, cracked, friable and missing mortar to the stonework joints.		Rake out the mortar and deep tamp and repoint (2m sq.)	2 Spec 7 & 11	
3.6.4		There are loose stones to the eaves		Rebed the wall head at the eaves. (Allow a 200x38 lintel/wallplate)	1 Spec 13	
3.6.5		There is a large tree adjacent to the north wall, which if it fell would damage the wall.		Consider removal of the tree	2 Spec 16	




3.6.6	East wall	There is missing stones at the verge.		Piece in with new stonework. (1200x300mm)	1	
3.6.7		There perimeter wall is missing a capping which has fallen.		Rebed the fallen capping. (1.5m long.)	1	
3.6.8		There is a small area of loose, cracked, friable and missing mortar to the stonework joints.	see above	Rake out the mortar repoint (1.5m sq.)	1 Spec 7	

<p>3.6.9</p>		<p>The end portion of the perimeter wall is missing</p>		<p>Consider rebuilding the wall and include a gate post. (1200mm high and 750mm long, with a stone gate post at the end.)</p>	<p>2 Spec 13</p>	
<p>3.6.10</p>	<p>South wall</p>	<p>There are gaps below the capping and some open joints.</p>		<p>Rake out loose and open joints and repoint the gaps</p>	<p>2 Spec 7</p>	
<p>3.6.11</p>	<p>West wall</p>	<p>There is a gap to the northern end of the wall.</p>		<p>Piece in new stonework (250x750mm.)</p>	<p>2 Spec 8</p>	
<p>3.6.12</p>		<p>The is loose stone along the verge to both roof faces</p>		<p>Rebed and rebuild the walls at verge level (Allow the top 300mm of wall head.)</p>	<p>1 Spec 13</p>	




3.6.13	Internal walls	Some of the mortar has washed out of the internal walls		Rake out loose mortar and repoint. (Allow 4m sq.)	2 Spec 7	
3.6.14	Bridge Abutments	The mortar joints are washed out with large voids and loose masonry.		Fully deep tamp and repoint. (Allow 25m sq.)	1 Spec 7 & 11	
3.6.15		There are loose stones to the wall heads of the buttresses		Rebuild the top and form a hard mortar capping with rough raking to direct water from the wall head. (Allow rebuilding the top 750mm.)	1 Spec 13	
3.6.16		There are 2no. Trees surrounding the buttresses which have the potential to cause damage to the buttress		Remove the trees and poison the stump.	1 Spec 16	



3.6.17		There is a sapling growing in the west buttress.		Remove the tree and dig out the roots and make good the stonework.	1 Spec 16	
3.6.18				(Allow for an additional 5m sq. of repointing to be directed on site.)	Spec 7	
					sub total	





4.0.0		FLOORS				
4.1.0		Cart Shed				
4.1.1	Floor	The floor is a concrete floor in reasonable condition although it is covered in debris.		Clear out the debris to make the shed more useful.	3	
4.2.0		Stable/Granary				
4.2.1	Stable floor	There is a concrete floor. A small section has sunken and cracked.		Consider removing the loose cracked concrete and casting a new section of concrete to make good the damaged section. (Allow 1.0 m sq.)	3	
4.2.2	Granary First Floor	There are rotten sections of timber floor boarding and areas with wood worm holes.		Inspect the existing. Take up the areas of rotten boards and renew. (Assume a 50% replacement of boards - 22m sq.. 140x25mm T & G boards) Allow a provisional sum for additional timber replacement	1 Spec 17	



4.2.3		There is evidence of water damage to the floor beams.		Inspect the beams for rot, and allow a timber treatment.	1 Spec 3	
4.2.4		One of the timber floor beams is rotten.		Cut out the rotten beam and allow for a complete replacement with new timber (165x65mm beam)	1 Spec 2	
4.3.0	Store					
4.3.1	Floor	The floor is a concrete floor in reasonable condition.		No works required.		
4.4.0	Rear Range					
4.4.1	Floor	The floor is a concrete floor in reasonable condition.		No works required.		
4.5.0	Lean to shed					
4.5.1	Floor	The floor is a stone flags and earth.		Clear out the debris.	3	




4.6.0		Pig Sty			
4.6.1	Floor	The floor is earth. There is debris on the floor		Clear out the debris.	3
					sub total




5.0.0		WINDOWS/DOORS/JOINERY				
5.1.0		Cart Shed				
5.1.1	East Door	The base of the boards to both door leafs is rotten.		Cut off the rotten timber and splice in new timber boards. (Allow for 14no. 140x28mm boards.)	2	Spec 18
5.1.2		The paintwork is flaking on both the door and the frame.		Rub down the timber to remove loose paint and redecorate internally and externally.	2	Spec 15
5.1.3	South window	The cill is rotten and decayed.		Cut out the cill and and renew with a new piece of timber (Allow 75x55mm accoya rebated cill.)	2	Spec 18



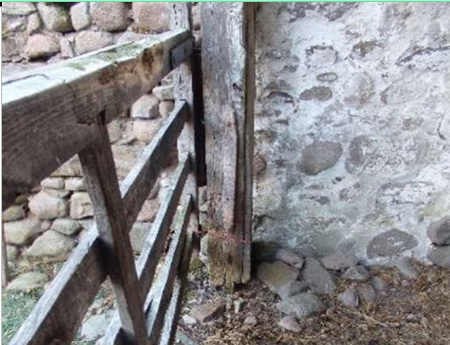
5.1.4		There are missing glazing bars to the window.		Remove the glass and install new glazing bars then reglaze securing the glass with linseed putty.	2 Spec 18	
5.1.5		The paintwork is flaking on the window.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	
5.2.0	Stable/Granary					
5.2.1	Granary door on east wall.	The boards to the bottom portion of the door are warped and rotten.		Renew the boards with new timber boards (Renew boards with accoya 160x28mm boards.)	3 Spec 18	
5.2.2		The paintwork is flaking on the door and frame.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	



5.2.3	Granary upper door	The paintwork is flaking on the door and frame.		Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	
5.2.4	Stable - northern window on the east elevation	The paintwork is flaking on the window and the putty is crumbling and missing.		Rub down the timber to remove loose paint and redecorate internally and externally. Include for reglazing the window with linseed putty. (Include a provisional sum for repairs to the glazing bars.)	2 Spec 15	
5.2.5	Stable door to the east wall	One leg of the frame is rotten and the frame is displaced as the hinges are corroded.		Ease the hinges. Cut out the rotten section of door frame and splice in a new section of timber. (Allow for a 80x100x400mm long splice.)	1 Spec 18	

5.2.6		The base of the door is rotten		Cut out the rotten timbers, splice in new timbers and include for the installation of a now horizontal board to the base of the door. (Assume 4no. Panels are cut back and 3no are spliced in.)	1 Spec 18	
5.2.7		The paintwork is flaking on the door and frame.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	
5.2.8	Stable - southern window on the east elevation	The lower louvre is loose.		Secure the louvre with stainless steel screws.	2	
5.2.9		The paintwork is flaking on the window and the putty is crumbling and missing.	see above	Rub down the timber to remove loose paint and redecorate internally and externally. Include for reglazing the window with linseed putty.	2 Spec 15	

5.2.10	Stable door on the west elevation	One side of the frame is missing, and the other side is rotten at the base.		Cut out the rotten section of door frame and splice in a new section of timber. Include for a new frame leg. (Allow for a 80x100x400mm long splice, and a 80x100mm frame.)	1 Spec 18	
5.2.11		The door is rotten and decayed.		Salvage the ironmongery and install a new door. (Provide a new accoya timber ledged and braced batten door and include for decoration)	1 Spec 19 & 15	
5.3.0	Store					
5.3.1	East window	The paintwork is flaking on the door and frame.		Rub down the timber to remove loose paint and redecorate internally and externally.	3 Spec 15	

5.4.0		Rear Range				
5.4.1	Door to the south elevation at the east.	The upper section of the door is missing.		Install a new door and ironmongery (Provide a new accoya timber ledged and braced batten door and include for decoration)	3 Spec 19 & 15	
5.4.2		The boards to the lower section are rotten and the hinges are corroded.		Ease the hinges and splice in new timbers to the base of the door. (Splice in new section of timber 180x25mm.)	2 Spec 19	
5.4.3		The paintwork is flaking on the door and frame.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	
5.4.4	Doors to the south elevation at the arched opening	The doors are missing.		Consider installing new double outward opening doors on pin hinges. (Provide a new accoya timber ledged and braced batten doors include for decoration)	3 Spec 19 & 15	

5.4.5	Door to the south elevation at the west	The door is missing		Consider installing new door and frame. (Provide a new accoya timber ledged and braced batten door and frame include for decoration)	3 Spec 19 & 15	
5.4.6	Door to the north elevation.	The boards are loose and are rotten at the base.		Refix the boards and splice in new timber boards (Splice in 2no. new sections of timber 180x25mm.)	3 Spec 19 & 15	
5.4.7		The paintwork is flaking on the door and frame.	see above	Rub down the timber to remove loose paint and redecorate internally and externally.	2 Spec 15	
5.5.0	Lean to shed					
5.5.1	Posts	There is rot to the bottom of 4no. post and rot at the top of 1no. post.		Fully inspect, and splice in new timbers. (Cut out the base of the rotten timbers out their socket bases. Include for splicing in 5no. 200x200x500mm accoya timber pieces)	3 Spec 18	

5.6.0		Pig Sty				
5.6.1	Perimeter wall	The existing gate is missing.		Consider installing a ledge and braced boarded half height door and frame to the existing opening to secure the pig sty. (Provide a new accoya timber ledged and braced batten door and frame include for decoration)	3 Spec 19 & 15	
5.6.2		The existing gate between the pigsty and store is missing.		Consider installing a 5 bar timber gate on metal pin hinges (Provide 5 bar timber gate)	3 Spec 20	
					sub total	

SUMMARY

A - PRELIMINARIES	
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B - GENERAL ITEMS	
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C - REPAIR WORKS		
1.0	ROOF	
2.0	RAINWATER GOODS	
3.0	WALLS	
4.0	FLOORS	
5.0	WINDOWS/DOORS	
	sub total	

TOTAL BUDGET CONSTRUCTION COST (A+B+C)	
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