**Schedule of works**

**189 Canklow Road Rotherham S60 2JQ**

Kitchen – Replace kitchen, replace internal door, attend to damp, re plaster, decorate and replace door/window handle?

Lounge – Remove fireplace, replace internal door, replace blown glass panel, remove wallpaper and coving if polystyrene. Re plaster walls and replace existing flooring with new carpet.

Hall – Replace front door, remove wallpaper, replace skirting, re plaster and replace flooring with new carpet. NOTE ASBESTOS SURVEY HAS BEEN REQUESTED. Replace window handle.

WC – Replace window handle, remove wallpaper and replace internal door. Replace WC, skirting and tiles.

Bathroom – Replace window handle, replace bathroom suite, tiles and plaster. Replace internal door. Add extractor fan

Stairs and landing – replace boiler cupboard door, unsure about boiler, previous leak allowed for new boiler in case. Remove wallpaper, plaster where required and decorate. Replace existing flooring with new carpet.

Bed 1 – replace 2 window handles, plaster, replace existing flooring with new carpet, decorate and replace internal door.

Bed 2 – Replace 2 x window handles, remove wallpaper, plaster and decorate, replace internal door and replace existing flooring and replace with new carpet.

Bed 3 – Replace 2 x windows, replace internal door, plaster, remove wallpaper and replace existing flooring with new carpet.

Outside – Clean out gutters, clear garden and cut back bushes.

Clear extra rubbish inside house.

Allowance given for extra sockets

Add CO2 monitor

Add heat monitor