

27 QUEEN STREET

Wednesday, 1 March 2023

Prepared For Mel & Graeme Stewart

27 Points Listed



ISSUE 1

Window refurbished

Modern shutters to be painted or replaced



ISSUE 2

Replace horrid secondary glazing - use storm 2nd glazing



ISSUE 3

Strip out kitchen



ISSUE 4

Knock out damp alcove

New bricks lime mortar and exposed



ISSUE 5

Extract fan to kitchen roof



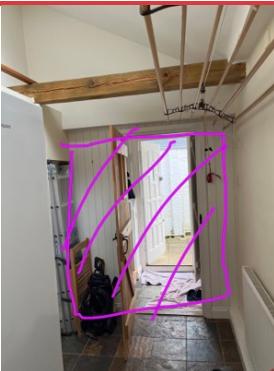
ISSUE 6

Relocate boiler to garage



ISSUE 7

Hot water cylinder next to boiler in garage - boiler extract through wall



ISSUE 8

Take out stair lobby wall subject to fire egress



ISSUE 9

Take out nibs



ISSUE 10

Double doors to rear



ISSUE 11

Rotate 20th century wall for view



ISSUE 12

Take down garden wall



ISSUE 13

New boundary- piers either side with timber fence between. -
vertical boards - clad on 25 side



ISSUE 14

Repair rotten portico



ISSUE 15

Repoint and bed joint reinforcement



ISSUE 16

Roof repairs

Lead instead of flashband



ISSUE 17

Make bathroom access from stair

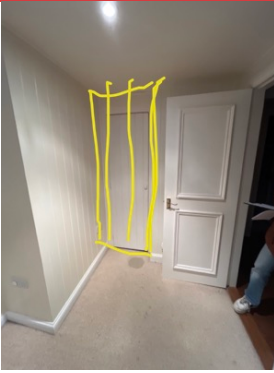
Block up existing door

Take out shower and fit bath

Make bedroom door flush with stair wall

Extend raised floor area of bedroom to make desk space

Extend dormer wall internally



ISSUE 18

Block off cupboard to rear first floor room - flush wall and continue cladding



ISSUE 19

Add former cupboard space and current airing cupboard space to front bedroom
Fit wardrobe doors



ISSUE 20

Paint recently installed timber panelling
Fit timber edge stop to stair the paint soffit of stair but not stringer



ISSUE 21

Remove tiles from fireplace
Explore brick
Slate hearth



POINT 22

Knock corners off beams - too sharp



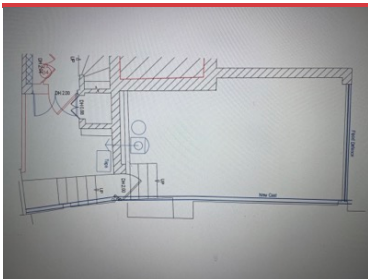
POINT 23

Fit aluminium drop on bars to prevent garage flooding



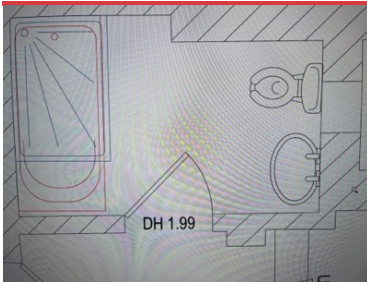
POINT 24

Replace mop stock handrail with pigs ear to match attic



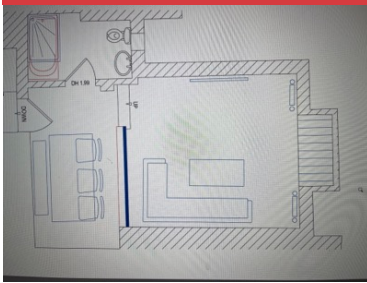
POINT 25

Replace existing through garage drain with neat cast
Add hot and cold tap outside with recessed butler sink



POINT 26

Remove bath and fit shower to area above garage



POINT 27

Remove stud wall to gallery - add handrail

Fit window seat - relocate radiator