

Specification of materials for Garage Conversion

- To K Rend the external of the property to front/side elevations (colour to be confirmed)
- K Rend base coat to be applied with reinforcement mesh to be added to prevent cracking. UPVC beads to buy used due to being on sea front.
- Block work on front elevation to have additional coat of basecoat due to extreme weathering.
- Rear elevation is to be rubbed up in a waterproof sand and cement render which is to also have a reinforced base coat.
- To dig out foundation (depth tbc) for retaining wall at front of property to be built into existing wall.
- Foundation to have rebar and fibrous material into the mix with rebar uprights to tie wall into foundation.
- Wall to be built using 215x215x440 hollow block (farmer's Friend) to be filled with a wet concrete mix as in infill to reinforce wall.
- Treated joists to be fitted to create a decked area full width.
- Weep vents to be fitted at 600mm centres to allow drainage to come through the wall.
- Side wall to be built up.
- Decking to be fitted on framework.
- All materials supplied to carry out works and debris removed at each subsequent stage.

Specification for materials for internal works for Garage Conversion

- To fit insulated floating floor.
- 75mm insulation to be fitted on top of Vis queen to prevent any moisture transfer with a 22mm caber floor to be fitted (concrete subfloor may require self-levelling compound to fill any hollow or low points as discussed on initial visit)
- Partitions to be built to create rooms and corridor using 70mm trade line stud and track with a 50mm fire and acoustic roll between studs at 400mm centres with 12.5mm boards.
- Door linings to be fitted where required.
- Existing ceiling boards to be removed and replaced with 15mm standard board which will give 30-minute fire rating between floor.
- All external walls to be dot and dabbed with standard 12.5mm boards.
- All partitions to be drylined with 12.5mm boards.
- Stairs to be altered to suit new floating floor.

- Existing partition upstairs to be removed and existing shower cubicle to be removed and new shower cubicle to be fitted and new partition to be built with door in centre.
- All dry lining to be finished with skim finish.
- All second fix joinery works to include white primed skiting and architrave with white primed cottage style doors and handle packs.