

38 MOSLEY STREET

Restoration Schedule

Tuesday, 11 January 2022

Prepared For Bruntwood

117 Issues Identified



ISSUE 1

Assigned To Third Floor

General repairs to plasterboard wall where redundant fixings removed



ISSUE 2

Assigned To Third Floor

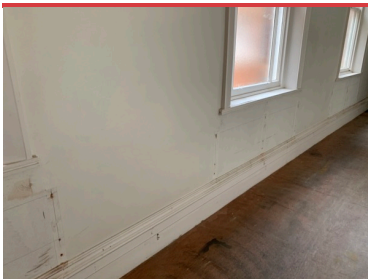
General repair to structural wall where damaged



ISSUE 3

Assigned To Third Floor

Remove redundant pipe work and repair compartment wall to maintain 60 minutes separation



ISSUE 4

Assigned To Third Floor

General repairs to wall and plasterboard where redundant radiators and associated pipe work has been removed.



ISSUE 5

Assigned To Third Floor

General repair to plasterboard where wall is damaged



ISSUE 6

Assigned To Third Floor

Reference only - existing ceiling to be retained and protected above new mf plasterboard ceiling at lower level



ISSUE 7

Assigned To Third Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level



ISSUE 8

Assigned To Third Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 9

Assigned To Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level

General repairs to plasterboard where vanity and associated fixings have been removed



ISSUE 10

Assigned To Third Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.

Access hatch to be incorporated to enable route to service void above



ISSUE 11

Assigned To Third Floor

Repairs to plasterboard wall where redundant fixtures have been removed.



ISSUE 12

Assigned To Third Floor

Remove pattress and reinstate cornice detail to match existing



ISSUE 13

Assigned To Third Floor

Remove redundant services and infill walls where existing g penetrations cannot be reused. Ensure compartmentation is maintained for fore integrity.



ISSUE 14

Assigned To Third Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.



ISSUE 15

Assigned To Third Floor

Repair damaged cornice where ceiling framing has been affixed.



ISSUE 16

Assigned To Third Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.



ISSUE 17

Assigned To Third Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.



ISSUE 18

Assigned To Third Floor

General note - repair all damaged cornice work concealed behind existing bulkhead



ISSUE 19

Assigned To Third Floor

Repair damaged cornice work where damaged from previous fitout



ISSUE 20

Assigned To Third Floor

Remove pattress boarding and repair damaged cornice to match existing where cut to enable previous fitout



ISSUE 21

Assigned To Third Floor

Repair existing cornice where cracked



ISSUE 22

Assigned To Third Floor

Reinstate cornice where sections have been removed as previous fitout, cut back existing downstand to sit just beneath cornice



ISSUE 23

Assigned To Third Floor

Remove all redundant pattressing and fixings throughout. Allow for repairs to plasterboard soffit and preparation for decoration



ISSUE 24

Assigned To Third Floor

Reinstate cornice where sections have been removed as previous fitout, cut back existing downstand to sit just beneath cornice



ISSUE 25

Assigned To Third Floor

Reinstate cornice where sections have been removed as previous fitout, cut back existing downstand to sit just beneath cornice. Remove all pattressing and repair all holes.



ISSUE 26

Assigned To Third Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.



ISSUE 27

Assigned To Third Floor

Reinstate cornice where sections have been removed as previous fitout, cut back existing downstand to sit just beneath cornice



ISSUE 28

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 29

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 30

Assigned To Third Floor

Remove all over boarding and repair plasterboard, ensuring a clean skim ready for decoration



ISSUE 31

Assigned To Third Floor

Repair cornice where cracked and redundant services have been removed. Remove broken plasterboard and reinstate and skim ready for decoration



ISSUE 32

Assigned To Third Floor

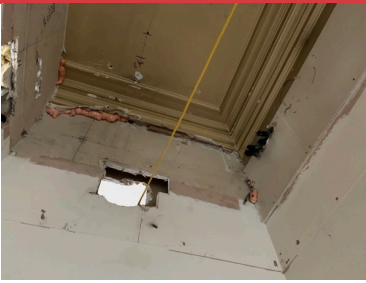
Repair cornice where cracked and make good where holes have been formed as part of previous fitout for service penetrations



ISSUE 33

Assigned To Third Floor

Repair cornice where damaged and cracked from previous fitout. Infill all walls where redundant service penetrations exist.



ISSUE 34

Assigned To Third Floor

Repair cornice where damaged and cracked from previous fitout.
Infill all walls where redundant service penetrations exist.



ISSUE 35

Assigned To Third Floor

Repairs to plasterboard wall where redundant fixtures have been removed.



ISSUE 36

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 37

Assigned To Third Floor

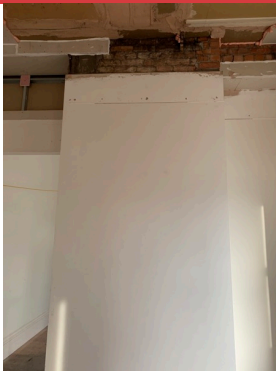
Repair cornice where damaged and ceiling where stained from water ingress.



ISSUE 38

Assigned To Third Floor

Remove all redundant pattress support and fixings, repair or reinstate cornice where damaged or missing.



ISSUE 39

Assigned To Third Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 40

Assigned To Third Floor

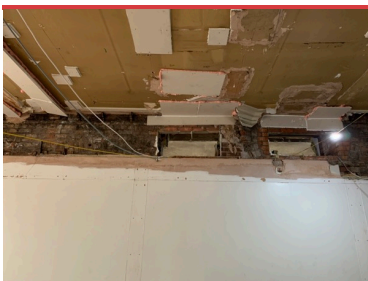
Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 41

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 42

Assigned To Third Floor

Remove all redundant pattress support and fixings, repair or reinstate cornice where damaged or missing.



ISSUE 43

Assigned To Third Floor

Repair cornice where cut as part of previous fitout. Infill all redundant service penetrations, ensuring compartmentation is achieved.



ISSUE 44

Assigned To Third Floor

Repair broken corners of central cornice detail and allow for redecoration.



ISSUE 45

Assigned To Third Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 46

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity. Repair walls in plaster where damaged from removal of redundant fixings.



ISSUE 47

Assigned To Third Floor

Remove all redundant pattress support and fixings, repair or reinstate cornice where damaged or missing.



ISSUE 48

Assigned To Third Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.



ISSUE 49

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 50

Assigned To Third Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary



ISSUE 51

Assigned To Third Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 52

Assigned To Second Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 53

Assigned To Second Floor

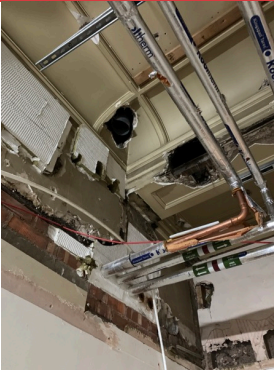
Reference only - existing ceiling to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 54

Assigned To Second Floor

Reinstate arched decorative feature for existing curved panelling to run into. Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 55

Assigned To Second Floor

Repair damaged plasterwork where previous fitout penetrations have caused significant damage.



ISSUE 56

Assigned To Second Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration. Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.



ISSUE 57

Assigned To Second Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 58

Assigned To Second Floor

General repairs to wall and plasterboard where redundant radiators and associated pipe work has been removed.



ISSUE 59

Assigned To Second Floor

Repairs to ceiling where redundant pendant fittings have been removed.



ISSUE 60

Assigned To Second Floor

General repairs to wall and plasterboard where redundant radiators and associated pipe work has been removed.



ISSUE 61

Assigned To Second Floor

General repairs to wall and plasterboard where redundant radiators and associated pipe work has been removed.



ISSUE 62

Assigned To Second Floor

Repairs to ceiling where redundant pendant fittings have been removed.



ISSUE 63

Assigned To Second Floor

Repairs to plasterboard wall where redundant fixtures have been removed.



ISSUE 64

Assigned To Second Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration. Existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 65

Assigned To Second Floor

Repair cornice where damaged and window head ready for decoration.



ISSUE 66

Assigned To Second Floor

Remove redundant services and infill walls where existing penetrations cannot be reused. Ensure compartmentation is maintained for fire integrity.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 67

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.



ISSUE 68

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.



ISSUE 69

Assigned To Second Floor

Repair cornice where damaged from previous fitout



ISSUE 70

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.



ISSUE 71

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.

Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 72

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.

Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 73

Assigned To Second Floor

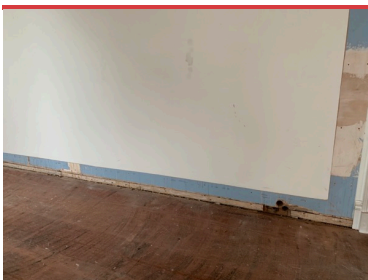
Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.



ISSUE 74

Assigned To Second Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 75

Assigned To Second Floor

Reinstate skirting to match existing and infill holes where previous fitout allowed for service penetrations.



ISSUE 76

Assigned To Second Floor

Repairs to ceiling where redundant pendant fittings have been removed.



ISSUE 77

Assigned To Second Floor

Repairs to ceiling where redundant pendant fittings have been removed.



ISSUE 78

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.
Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 79

Assigned To Second Floor

Repair decorative timber skirting by infill of holes where previous fitout allowed for service penetrations.



ISSUE 80

Assigned To Second Floor

Repair decorative timber skirting by infill of holes where previous fitout allowed for service penetrations.



ISSUE 81

Assigned To Second Floor

Repair decorative timber skirting by infill of holes where previous fitout allowed for service penetrations.



ISSUE 82

Assigned To Second Floor

Repair decorative timber skirting by infill of holes where previous fitout allowed for service penetrations.



ISSUE 83

Assigned To Second Floor

Repairs to ceiling where redundant pendant fittings have been removed.



ISSUE 84

Assigned To Second Floor

General repairs to plaster and paintwork where peeling away at high level.



ISSUE 85

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.

Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 86

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.

Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 87

Assigned To Second Floor

Remove redundant service pipe work and infill void to maintain 60min compartmentation between floors.

Repair walls where radiators have been removed and replanted and skim ready for decoration.



ISSUE 88

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.



ISSUE 89

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 90

Assigned To Second Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 91

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 92

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 93

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 94

Assigned To Second Floor

Install new cornice to missing section.



ISSUE 95

Assigned To Second Floor

Once pattressing is removed, review condition of existing mouldings and repair/reintroduce to match existing where necessary.

Repair decorative cornice where damaged from previous fitout.

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 96

Assigned To First Floor

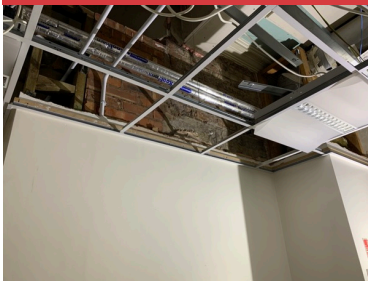
General repairs to plasterboard wall where redundant fixings removed



ISSUE 97

Assigned To First Floor

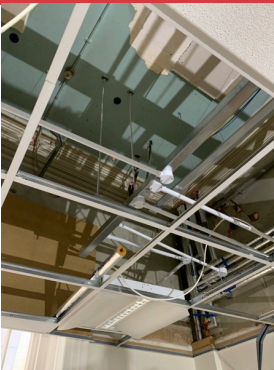
Reference only - existing ceiling to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 98

Assigned To First Floor

Repair plaster where damaged from redundant fixtures and finish board and skim full height of wall ready for decoration.



ISSUE 99

Assigned To First Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 100

Assigned To Ground Floor

General - make good plaster walls where redundant fixtures and fittings are set to be removed.



ISSUE 101

Assigned To Ground Floor

Make good repairs to damaged plaster wall and reinstate ready for decoration.



ISSUE 102

Assigned To Ground Floor

Allow for repairs to damaged cornicework. Install new compartment wall working arch reveal to protect staircase for safe evacuation in event of a fire.



ISSUE 103

Assigned To Ground Floor

Allow for repairs to damaged archway. Install new compartment wall working arch reveal to protect staircase for safe evacuation in event of a fire.



ISSUE 104

Assigned To Ground Floor

Repair ceiling where damaged and reinstate cornice where missing to match existing.



ISSUE 105

Assigned To Ground Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 106

Assigned To Ground Floor

Reference only - existing ceiling details to be retained and protected above new mf plasterboard ceiling at lower level.



ISSUE 107

Assigned To Ground

Repair walls and columns where services and fixings have been removed and re skim walls ready for decoration.



ISSUE 108

Assigned To Ground Floor

Repair walls and columns where services and fixings have been removed and re skim walls ready for decoration.

Replace existing ventilation grills with new.



ISSUE 109

Assigned To Ground Floor

Refurbish masonry pier and install new compartment wall, faced in plasterboard with skim finish ready for decoration.



ISSUE 110

Assigned To Ground Floor

Repair wall where partition has been removed and prepare opening for installation of new door set to maintain compartmentation.



ISSUE 111

Assigned To Ground Floor

General repairs to wall and skirtings where damaged from previous fitout. Allow for skim finish ready for decoration.



ISSUE 112

Assigned To Ground Floor

Repair wall where partition has been removed and prepare opening for installation of new door set to maintain compartmentation.



ISSUE 113

Assigned To Ground Floor

Repair walls and columns where services and fixings have been removed and re skim walls ready for decoration.

Replace existing ventilation grills with new.



ISSUE 114

Assigned To Ground Floor

Full repair to decorative wooden panelling where damaged from previous fitout.

Infill all holes from redundant service penetrations, replace skirting where damaged and prepare for new stain finish.



ISSUE 115

Assigned To Ground Floor

Full repair to decorative wooden panelling where damaged from previous fitout.

Infill all holes from redundant service penetrations, replace skirting where damaged and prepare for new stain finish.



ISSUE 116

Assigned To Ground Floor

Full repair to decorative wooden panelling where damaged from previous fitout.

Infill all holes from redundant service penetrations, replace skirting where damaged and prepare for new stain finish.



ISSUE 117

Assigned To Ground Floor

General:

Remove all redundant floor boxes, repair subfloor where damaged and re-ply ready for tenant finishes. Repair all columns where redundant fixtures and services have been removed and prep for decorations.

Repair all walls and perimeter fixings where services have been removed. Allow for repairs to ceilings and cornice works where damaged and redecorate.