

SCOPE OF WORKS

5 Ronald Avenue Freshwater NSW
Client : Phillip Johnston

Description : General building works consisting of but not limited to the following

1. Complete removal of all external windows and doors.
Installation of new Aluminium framed windows and doors including the installation of all masonry structural supports.
2. Installation of hardwood T&G strip flooring.
3. Rendering of all external brickwork.
4. Painting of all external rendered areas.
5. Supply and installation of kitchen units.
6. Installation of bathroom units.
7. Installation of floor and wall tiling.
8. Supply and installation of timber decking structure.
9. Excavation and the removal of excavated spoil for new garage.
10. Material supply and construction of new garage.
11. Supply and installation of electrical services.
12. Supply and installation of plumbing services.

Item 1. Windows and doors Ref : Drawing 03- W&D,7183-S3.00 & S3.01

- a) The contractor shall site measure all brickwork apertures requiring installation of all windows and doors prior to the placement of purchase orders. The contractor shall be responsible for the accuracy of the window and door dimensions in relation to the site installation. The client shall purchase the window and doors then free issue them to the contractor for installation.
- b) All windows and doors shall be fixed to the internal reveals supplied by the window and door supplier.
- c) All storm moulds (supplied by window manufacturer) shall be installed after completion of external rendering.
- d) Existing arch bars shall be checked for there structural integrity prior to window installation.
- e) Ensure that surrounding brickwork maintains a sound condition during the window installation.
- f) The contractor shall supply and install all required structural supports as detailed. (Refer above drawing documentation)

Item 2. HW Strip Flooring (Purchased by client) Re : Drawing 03- HWF

- a) All strip flooring shall be placed to allow for potential expansion i.e. a minimum 12 mm gap between the strip flooring and any surrounding wall.
- b) The strip flooring shall be fixed to a sub base of 15mm plywood flooring panels fixed to the existing concrete floor with an approved concrete mechanical fastening.
- c) The strip flooring shall be fixed to the plywood sub base by mechanical means that both nail fixes (secret nail) and offers up the strip flooring to the adjoining section in the one process. Construction adhesive shall be placed beneath the strip flooring and the plywood at a pitch of approximately 450 mm.
- d) Any individual section of flooring that fails to engage with the adjoining strip flooring and therefore provide a tight and continuous line shall be rectified to the satisfaction of the client.
- e) Provide finish profiles at all doorways with dissimilar floor finishes i.e. tiling and carpet to the satisfaction of the client.
- f) All strip flooring shall be placed to maximise the area coverage with the material provided.
- g) The final strip flooring installation shall be finished sanded then applied with a client approved polyurethane finish by others.

Item 3. Rendering Re : Drawing 03- REN

- a) Rendering shall be applied to the entire external brickwork surface area including brick returns to all external windows and doors.
- b) Rendering shall have a nominal 10 mm. thickness wherever practical.
- c) All external brickwork corners shall be protected by stainless steel perforated angles prior to the application of the rendering.
- d) The render shall be applied to maximise adhesion to the brickwork with due consideration to the drying of the render without undue surface cracking or “drumming”.

Item 4. Painting (Purchased by client) Re : Drawing 03- PAINT

To be advised.

Item 5. Kitchen Supply (Purchased by client) Re : Drawing 03- KIT

- a) Kitchen units and appliances shall be installed after floor finishes have been installed.
- b) Plumbing and electrical services shall be provided by the client.
- c) All PC items shall be provided by the client.
- d) All wall and floor finishes shall be provided by the client.

Item 6. Bathroom installation (Purchased by client) Re : Drawing 03- BR

a) To be advised.

Item 7. Flr. & Wall Tiling Re : Drawing 03- TILE

- a) All floor tiling shall be laid with consideration to adjoining dissimilar floor finishes e.g. timber and carpet to ensure a constant surface finish.
- b) Tiling in wet areas shall be placed on areas that have been prepared with an approved waterproofed membrane in combination with floor and wall intersections that have been sealed with a continuous silicone sealing bead.
- b) Expansion joints shall be installed to prevent potential cracking of the installed tiling.
- c) Grouting used shall be appropriate for the conditions to suit the atmosphere for which the tiling is installed.
- d) Tiling supply ?

Item 8. Decking Structure Re : Drawings 03- DECK, 7183-S2.00 & S3.00

- a) Decking flooring shall be provided by the client.
- b) The contractor shall supply and install the decking support structure as per detailed on the above documentation
- c) The balustrade material supply and detail are to be advised.

Item 9. Excavation Re : Drg. 03- GAREX, 7183-S1.00, S1.01& S1.02

- a) Contractor to excavate and remove spoil as detailed on the above documentation.

- b) Supply and install all environmental and traffic infrastructure as required by the relevant statutory authorities.

Item 10. Garage Const. Re : Drawing 03- GAR,7183-S1.00, S1.01& S1.02

- a) Supply materials and labour to construct a garage structure as detailed on the above documentation.
- b) Supply and install all environmental and traffic infrastructure as required by the relevant statutory authorities.
- c) Garage door – to be advised by client
- d) Balustrade detail and supply are to be advised.

Item 11. Electrical Services Re : Drawing 03- ELECT

a) To be advised by client

Item 12. Plumbing Services Re : Drawing 03- PLUMB

a) To be advised by client