

## 108a Lake road scope of works

Item	Description
1.00	<b>Preparation</b>
2.00	Allow for all necessary temporary access including cutting back gardens and shrubs, include protection and access for occupants during remedial works
3.00	Allow to erect full height scaffolding around the house and over the roof, skrink wrap scaffold to protect building works from the weather conditions
4.00	Allow to later reinstate landscaping as required by the client
5.00	Remove downpipes, gutters, exterior light fittings, deck handrails, deck privacy screen, and set aside safely
6.00	Ensure the safety and well being of the owners living in the house during the remedail works
7.00	<b>Exterior</b>
8.00	Allow to remove all solid plaster cladding and dispose of, including around the deck balustrade walls and handrails
9.00	Remove all metal parapet cappings, flashings and the like and dispose of, including timber fascia boards
10.00	Remove small parapet walls at upper roof level and dispose of
11.00	Allow to remove all existing doors and windows and replace with new double glazed units - pricing required for labour only, units will be supplied seperately
12.00	Allow to remove and replace localised areas of wet or decayed wall framing in remediated areas of the dwelling, allow a provisional sum of 50% timber replacement overall
13.00	Allow to lower existing walls to bed 4 under enclosed deck to allow for new deck joist falls - see sheets 6&7
14.00	Allow to protect bathroom and ensuite as appropriate during remedial works, ensure they remain operational for owners use
15.00	Dismantle deck balustrade wall and membrane and dispose of
16.00	Allow new drainage downpipes for increased deck size - see drawing sheet 2
17.00	Allow installation of an infinity VT26 external gas hot water unit installed by gas fitter - see sheet 2
18.00	Allow installation of an energy saver 559FT gas heater in the lounge installed by gas fitter - see sheet 3
19.00	Install new strip drain at the base of cladding on all elevations - see sheets 2&14
20.00	Replace existing garage door jambs with new
21.00	Allow to remove existing windows above stairwell, reseal with new rubbers and seal and reinstall - see sheet 3
22.00	Install new timber posts to support deck extension - see sheet 2
23.00	Allow new glass balustrade handrail and castaway bracket and gutter system - see sheet 14
24.00	<b>Interior</b>
25.00	Remove associated interior wall linings, trims and floor coverings in localised areas affecting doors and windows, as necessary to carry out exterior framing remediation
26.00	Ensure all existing flooring including carpet is protected during remedail works
27.00	Remove, set aside and later reinstate wall insulation batts in remediated areas of the dwelling - Allow a provisional sum of 100% for insulation replacement
28.00	Protect and rapidly dry remaining framing, allow for liberal in-situ treatment to the same, using suitable timber framing preservative to 50% of framing
29.00	<b>Reinstatement</b>
30.00	<b><i>Allow full bottom plate replacement of H3.2 treated plates to all remediated areas</i></b>
31.00	Install new selected Linea weatherboards and Stria panelling cladding incorporating a drained and ventilated cavity system according to manufacturers most recent instructions, include appropriate flashings above doors and window heads, include flashings as required to new selected intercladding junctions - see sheet 10
32.00	Reinstate interior wall linings, trims and floor coverings in localised areas, as was necessary to carry out exterior framing remediation, ensure timber framing is dry before linings are replaced
33.00	Allow carpet restretching and new smooth edges to bedrooms, lounge, dining room, and family room affected by the remedial works
34.00	Allow for all interior and exterior painting as required by a professional painter