

SAMPLE HOUSE, Proposed alterations & additions to Residence

EXISTING HOUSE

Existing House – partial demolition as shown

- Front, Original: Timber floors with floorboards. Stud walls, weatherboard clad, plasterboard lined, plaster ceilings with roses & cornices. Terra cotta roof tiles.
- Rear Additions (~1980's): Concrete ground slab, tiled. Timber framed upper floor. Timber framed, weatherboard clad external walls, plasterboard lined. Steel roofing.
- Carport : Flat steel roof, timber frame, steel posts, concrete floor – retain
- Site services: Existing available
- Landscaping; Existing as drawn

PROPOSED NEW & ALTERATIONS WORKS

Demolition, Site Preparation & Ground conditions

- Demolish part of existing structure – as shown
- No asbestos or other hazardous materials are anticipated
- Minor site cut and fill required
- Sleeper-type retaining walls required. Large retaining walls not required.
- Termite protection required
- 'Stable' ground assumed, rock is not anticipated
- Underpinning & repairs to adjacent structures not required
- Bored piers, piles and the like not required

Work to existing house

- Re-Block existing timber floor – PC allowances \$X,000 + gst
- New fitout to bathroom & laundry: all new linings, finishes & fittings
- Allow for minor miscellaneous 'period' repairs – PC \$X,000 + gst

Ground & first floor, structure

- Ground floor: Concrete ground slab
- Ground floor: Timber framing
- First floor: Timber & steel framing to upper floor
- Walls: Timber framed, timber cladding external, plasterboard internal, insulated, paint
- Roof: Timber framing & sarking. FC eaves lining.
Colorbond roof linings, eaves gutters & downpipes. Rooflights as shown, fixed
- Steel Work: Structural steelwork (post & beams) required
- Insulation: Ceiling, walls & upper timber floors: polyester batts

Windows, Doors & hardware

- Timber framed, as elevated, double glazed (non-standard sizes)
- External doors: Solid core doors, painted, timber frames
- Internal doors: Timber semi solid core doors, painted, timber frames
- Hardware: Allow handles @ PC \$XX each supply only +gst

Finishes

- Floors: Carpet to hall, living areas & bedrooms (\$XX/m² supply only +gst).

- Tiles to wet areas (\$XX/m² supply only +gst).
- Polished timber floorboards elsewhere (\$XX/m² supply only +gst).
- Repair & polish timber floorboards to remain, as shown
- Ceilings: Plasterboard linings generally,
Plywood ceiling lining, 15mm select grade, to lounge room, stained
- Walls & other: 10mm plasterboard generally,
Wall tiles in wet areas, to XX00mm high (\$XX/m² supply only +gst)
- Painting: Paint all new & existing internal & external surfaces.

Cabinetwork, joinery & metalwork

- Kitchen: MDF cabinets, factory paint finish, stone bench top. Open laminate shelves to pantry.
- Study: Laminate open shelves & bench top with some drawers
- Ensuite and bath: Laminate vanity cabinet, stone tops
- Laundry: Laminate cabinets, laminate tops
- Walk-in-robe & Bedroom robes: Fixed melamine shelves, hanging rail, hollow core doors
- Other ...
- Accessories: Mirrors as shown, frameless shower screens

Whitegoods / appliances

- By Builder: Oven, cook top, dishwasher, rangehood. (Allow \$XX,000 total supply only +gst).
- By Owner: Microwave, refrigerator, washing machine, bbq, coffee machine, dryer – exclude supply.

Sanitary fixtures, hot water service

- Allow as follows supply only (+gst):
 - WC suites \$X00, basins \$X00, sink \$X00, trough \$X00, bath \$X00,
 - Tapsets \$X00, shower sets \$X00, bottle traps \$X00
 - No insinkerator, no chilled water
 - New XX litre hot water service
 - New solar hot water service.

Heating, cooling & other services

- New hydronic heating system, both levels
- New Gas fireplace in lounge room (supply only \$X,000 +gst incl. flue).
- No work to existing fireplaces to be retained
- Cooling : X No. new split systems.

Electrics

- Re-wire entire house, standard white switches & plates, smoke alarm, exhaust fans to bathrooms, TV antenna, X ceiling fans,
- Light fittings: allow \$X,000+gst for supply only,
- Pre-wiring audio outlets, security system.

External services

- Water & gas supplies: existing at front of site to be retained
- Water Tanks, new: XX,000 litre water tanks & pump, above ground
- Sewer and stormwater drainage: existing at rear of site to be retained
- Existing power supply to be retained

External works

- New timber paling fences to XX boundaries only.
- Other existing fences to remain.
- Random slate paving on sand & cement mix with some steps as shown.
- Timber pergola to rear, 200 x 200mm posts
- Existing crossover to be retained / replaced
- New concrete driveway.

OTHER ITEMS

Notes

- House is not to be occupied during construction
- Construction is not to be staged
- Construction is anticipated to commence within 6 months

Exclusions

The following items are excluded from the scope of works, and shall be provided separately or by the owner (if required):

- Soft landscaping
- Curtains and blinds
- Computer wiring, AV equipment, central vacuum, 'Smart' wiring
- Items by the owner / client
- Design and other consultant fees.

Documents

The following documents are attached

- Architectural sketches – A0X ...
- Structural sketches – S0X...