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[redacted]
MORGANS RD,
WINDERA QLD 4605

Job No: S68049Q
Date: 2 June 2021
Claim Number: EG0068304

Dear [redacted]

We have pleasure in providing you with our scope of works for repairs at 692 MORGANS RD, WINDERA for your approval.

SCOPE OF WORKS

	DESCRIPTION	UNIT	QTY
PRELIMINARIES			
A2	INSURANCE - Home Warranty	Allow	1
CARPORT			
B1	Supply and install edge protection approximately	lm	28
B2	Remove damaged roof sheeting and supply and install with new .42mm zincalume roofing including associated flashings - approximately	sqm	52
B3	Remove existing metal roof battens and supply and fit with new - approximately	lm	74
EXTERNAL			
C1	Remove existing timber roof battens and supply and fit with new - approximately	lm	98
C2	Strip, supply and install approximately 65 square metres of bugle screws with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	65
C3	Strip, supply and install approximately 65 square metres of tie downs with new, allowing to bugle screw all connections to rafters and install strapping as required	sqm	65
C4	Strip, supply and install approximately 65 square metres of ridge strapping with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	65
C5	Strip, supply and install approximately 65 square	sqm	65

	metres of triple grips with new, allowing to bugle screw all connections to rafters and install strapping as required.		
C6	trip, supply and install approximately 22 lineal metres of damaged quad gutters with new, matching existing if available.	lm	22
C7	Strip and dispose approximately 65 square metres of damaged galvanised roof sheeting, capping and flashings and replace with 65 square metres of new zincalume .48 roof sheeting, capping and flashings.	sqm	65
C8	Attendance of a certifier to inspect the roof tie downs to main dwelling and apply for building approval, confirm scope tie down repairs, and provide form 16 upon completion of repairs. This includes Building Permits and Planning Approvals with certification.	Allow	1
C9	Allowance for the inspections of battens and rafters to roof area and confirm size and condition comply with current BCA.	Allow	1
C10	Disconnect power at pole while work is to be carried out within 3 meters of overhead power lines and re-connect daily.	Allow	1
C11	Supply and install edge protection approximately	lm	34
GARDEN SHED			
D1	Supply and install edge protection approximately	lm	60
D2	Strip, supply and install approximately 210 square metres of .42 zincalume trimdeck roof sheeting, capping and flashings with new, matching existing if available. excluding gutters	sqm	210
D3	Strip, supply and install approximately 222 square metres of wire mesh.	sqm	222
GENERAL			
E1	Remove all building waste from site and dispose of	Item	1
OTHER			
F1	Attendance of a certifier to inspect the roof tie downs to main dwelling and apply for building approval, confirm scope tie down repairs, and provide form 16 upon completion of repairs. This includes Building Permits and Planning Approvals with certification.	Allow	1
F2	Allowance for the inspections of battens and rafters to roof area and confirm size and condition comply with current BCA.	Allow	1
F3	Strip, supply and install approximately 30 lineal metres of damaged quad gutters with new, matching existing if available.	lm	30
F4	Strip, supply and install approximately 167 square metres of wire mesh.	sqm	167

F5	Strip and dispose approximately 167 square metres of damaged galvanised roof sheeting, capping and flashings and replace with 167 square metres of new zincalume .48 roof sheeting, capping and flashings.	sqm	167
F6	Supply and install edge protection approximately	lm	50
ROOF			
G1	Remove/reinstate existing weather board cladding to one elevation to facilitate replacement of apron flashing. 3sqm.	Allow	1
G2	Allowance for roof certification to comply with current QBCC requirements.	Allow	1
G3	Building Approval/Licence/Fees - Allowance for the inspections of battens and rafters to roof area and confirm size and condition comply with current BCA.	Allow	1
G4	Allowance for bush fire hazard overlay map to determine if any BAL rating is applicable. No allowance has been made within our quotation for any costs associated with the construction/repair of any buildings/structures that may fall under standards to meet with new or pending bushfire zoning/regulations set by the local shire.	Allow	1
G5	Disconnect power at pole while work is to be carried out within 3 meters of overhead power lines and re-connect daily.	Allow	2
G6	Disconnect and set aside 2 undamaged 600mm tv satellite dish and reinstate 1 only on northern elevation to original position upon completion of repairs testing for correct tuning and operation.	Item	1
G7	Strip, supply and install 1 damaged standard with mast tv antenna with new, matching existing if available and testing for correct operation.	Item	1
G8	Prepare, seal and paint one elevation of cladding. 3m2	Item	1
G9	Site measure, delivery of materials and removal of building debris upon completion of all repairs	lm	1
G10	Supply and install edge protection approximately	lm	65
G11	Strip, supply and install 1 damaged zincalume 300mm whirly bird ventilator with new, matching existing if available testing for correct operation	Item	1
G12	Strip, supply and install 1 damaged metal roof dektite with new, matching existing if available.	Item	1
G13	Strip, supply and install 1 damaged metal chimney flashing with new, matching existing if available.	Item	1
G14	Strip, supply and install approximately 60 lineal metres of damaged gutters with new, matching existing if available.	lm	60
G15	Strip and dispose approximately 190 square metres of damaged galvanised roof sheeting,	sqm	190

	capping and flashings and replace with 190 square metres of new .42 Zincalume .48 roof sheeting, capping and flashings.		
G16	Supply and install ridge strapping with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	190
G17	Supply and install triple grips with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	190
G18	Supply and install tie downs with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	190
G19	OUT HOUSE ROOF; Strip and dispose approximately 4 square metres of damaged galvanised roof sheeting, capping and flashings and replace with 4 square metres of new .42 Zincalume .48 roof sheeting, capping and flashings.	Item	4
G20	WINDOW AWNINGS x 4'; Strip and dispose approximately 4 square metres of damaged galvanised roof sheeting, capping and flashings and replace with 4 square metres of new .42 Colorbond .48 roof sheeting, capping and flashings.	Item	4
SHED			
H1	Attendance of a certifier to inspect the roof tie downs to main dwelling and apply for building approval, confirm scope tie down repairs, and provide form 16 upon completion of repairs. This includes Building Permits and Planning Approvals with certification.	Allow	1
H2	Supply and install edge protection approximately	lm	51
H3	Allowance for the inspections of battens and rafters to roof area and confirm size and condition comply with current BCA.	Allow	1
H4	(ZINC SKILLION ROOF) Strip, supply and install approximately 65 square metres of .42 zincalume corrugated roof sheeting, capping and flashings with new, matching existing if available.	Item	65
H5	(GAL PITCHED ROOF) Strip and dispose of approximately 95 square metres of damaged galvanised roof sheeting, capping and flashings and replace with 95 square metres of new zincalume .48 roof sheeting, capping and flashings.	sqm	95
H6	Strip, supply and install approximately 143 lineal metres of timber roof battens with new.	sqm	143
H7	Strip, supply and install approximately 95 square metres of bugle screws with new, allowing to bugle screw all connections to rafters and install	sqm	95

	strapping as required.		
H8	Strip, supply and install approximately 95 square metres of tie downs with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	95
H9	Strip, supply and install approximately 95 square metres of ridge strapping with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	95
H10	Strip, supply and install approximately 95 square metres of triple grips with new, allowing to bugle screw all connections to rafters and install strapping as required.	sqm	95
H11	Strip, supply and install approximately 26 lineal metres of damaged quad gutters with new, matching existing if available.	lm	26

NOTE:

No allowance has been made for preparation to existing painted surfaces that may have underlying adhesion problems due to previous poorly prepared surfaces, resulting in flaking or crazing of new paint work. Stipple and paint to match existing as close as possible. Patching stipple may leave a shadow line to the perimeter of the new work.

All colours, design and material to match as close as possible, subject to availability.

No allowance has been made to identify or work with any asbestos or lead based paint products.

No allowance has been made in our quote to upgrade the roof tie downs, insulation blanket, sarking, battens, any upgrades to meet BAL and AS3959 fire prevention or upgrade of storm water system (if during the repair it is identified the tie downs and / or battens require upgrading or site is classified as a designated bushfire prone area or storm water requires upgrade, a variation will be submitted).

No allowance has been made to repair related hidden or concealed damage or mould revealed during repair or removal of damaged components. As such damage cannot be foreseen, if detected, a variation for repair will be submitted.

GENERAL

All works will be carried out by licensed tradesmen approved by Townsend Building Services and the site will be clean and tidy upon completion.

Please sign below to indicate your acceptance of the scope of works as outlined above and return the signed form to our office.

Signature: _____ (*Please sign*)

Name: _____ (*Please print*)

Date: _____

Disclaimer: Townsend Building Services will try to match colours, designs and materials as closely as possible to originals but will not be held responsible for any differences due to non-availability.