

## Remediation Works

At 3 Ngo Oho Street, Orakei

Date: 6/07/2022

### SCOPE OF WORK

200	Scaffolding	Type	Amount	Comments
201	Provide scaffolding, including planks and ladders to the height required to provided access to effect the safe execution of the work items within this scope of works including all provisional sum items.	L/S		
300	Covers			
301	Provide temporary covers and temporary cladding to ensure weather protection and security during the construction process.	P/S		
400	Cladding Removal			
401	Remove all fittings and fixtures attached to the building. Allow for the removal and disposal of all downpipes, gutters and brackets	L/S		
402	Remove & dispose of uv corroded heat pump pipe works and trunking located in the north elevation & replace with new trunking and pipes	P/S		
403	Remove & reinstate heat pump -condenser unit for painting & sub floor repair	P/S		
404	Remove & dispose the sky disk (including coaxle cable) installed in the north elevation	P/S		
500	External wall reinstatement			
501	Remove and dispose of all wet and/or decayed timber framing, and mould affected material including insulation	P/S		
600	External Windows and Doors			
605	Replace rusted /corroded window hardware including hinges, stays and latchets with similar hardware	P/S		
700	Wall Cladding			
702	Water blast exterior surfaces of the property prior to painting	L/S		
703	Thoroughly prepare all exterior faces and exposed edges of the property's soffits, fascia and barge boards, for a new paint finish in accordance with the paint manufacturers specification. Apply a three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S		
705	Replace rusted window head flashings			
706	Remove and replace damaged soffit, barge and fascia boards	P/S		
707	Rust treat & paint metal gutter where required	L/S		
800	Subfloor Wall and Foundations			
801	Remove any existing vapour barriers installed in the subfloor. Supply and install new 250 micron polythene vapour barrier over the ground within the subfloor spaces in accordance with NZS 4246, taping joints with hold downs. Install 45x20mm timber battens to hold the polythene against the sub floor perimeter wall.	P/S		
802	Supply and install a 4x4m square area of Masons HT Green 300 micron extra thick, super hi-strength Vapour barrier to the subfloor area on the south elevation entry directly accessible from the subfloor door.	L/S		
804	Allow the upgrade of the timber bearer to pile connections and joist to bearer/foundation wall connections where required as per NZS 3604.	P/S		
805	Thoroughly prepare all exterior faces and exposed edges of the property's exterior subfloor wall cladding and entrance way stair and lobby for a new paint finish in accordance with the paint manufacturers specification. Apply a three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S		
806	Tidy up the existing sub floor insulation including installing new insulation match to the existing	P/S		
900	Decks, Handrails and Pergolas			
902	Repair external deck -decking, framing & Structural connection where required	P/S		

1000	<b>Roof</b>			
1002	Wire brush, and wash all corroded roof elements including soil vent pipes. Apply Resene GP Metal Primer prior to application of primer and paint. Apply three coats of semi gloss acrylic as specified and in accordance with the paint manufacturers recommendations. Paint is to be sourced from Resene.	L/S		
1003	Remove and dispose of all wet and/or decayed timber framing, and mould affected material including insulation	P/S		
1004	Inspect roof for damages and leaks	P/S		
	<u>Description</u>	<u>Type</u>	<u>Amount</u>	<u>Comments</u>
<b>1100</b>	<b>Building Services</b>			
1101	Remove and reinstate plumbing pipes and fixtures as required or as directed by client	P/S		
1102	Allow to inspect and make necessary repairs to electrical fittings, wiring and other electrical elements in the property	P/S		
<b>1500</b>	<b>Internal Kitchen</b>			
1501	Supply and install new kitchen extract fan through exterior wall	P/S		
	<u>Description</u>	<u>Type</u>	<u>Amount</u>	<u>Comments</u>
<b>1800</b>	<b>External Works</b>			
1801	Allow to break out raised or cracked concrete paved areas and lay new where instructed by the client. Where the area of repair is to a footpath the following repair is to be carried out: Break out existing damaged concrete, install new 100mm 25mpa concrete paths with 500E mesh over well compacted hard fill (GAP40) surface finish to match existing and is to comply with NZBC D1 Slip Resistance tables 1 and 2. Where the area of repair is to a drive way the following repair is to be carried out: Break out existing damaged concrete, lay new 150mm compacted hard fill, install new D12 rods at 400mm centres max into the existing concrete, rods are to be imbedded 200mm into the existing concrete and provide 400mm lap with new SE62 mesh, epoxy with epcon C6. The new SE62 mesh is to be installed centrally to the new concrete with equal cover from the top and bottom. Following the installation of the mesh, install new 25Mpa to a thickness of min 100mm ensuring a smooth finish is achieved.	P/S		
1802	Repair existing retaining wall	P/S		
	<u>Description</u>	<u>Type</u>	<u>Amount</u>	<u>Comments</u>
1803	Repair existing fence in east elevation	P/S		
1804	Remove & reinstall toby box & secure earthing cable.	P/S		
<b>TOTAL:</b>			0.00	