**Request for Quotation – Detailed Scope of Works**

**Property:** 75 Carraig Midhe, Corbally, Limerick  
**Client:** Adam Beatty  
**Date:** 8/9/25

**End State Vision**

The property, built in 2006, has been lightly refurbished over the years and is now in poor internal condition requiring full refurbishment. The objective is to modernise the property to a high-end standard, suitable for attracting professional family tenants at a rent of €2,500+ per month. The property must present as bright, modern, durable, and tenant-ready, requiring no post-completion works.

**Exterior Works**

* Power wash and clean roof, gutters, downpipes, walls, driveways, and walkways.
* Paint front exterior wall in “Olive Garden” colour.
* Repair and reposition side gate hinge; move latch to inside; sand and varnish. Aisling colour?
* Repair shed latch; ensure lock works; paint shed exterior. Aisling colour?
* Repair loose/damaged fence panels.
* Replace washing line with similar type.
* General garden works: grass cutting, hedge trimming, weed removal.

**Entrance, Hall and All Interior Walls**

* Sand and re-varnish front door (repair letterbox if necessary). Aisling colour?
* Tidy/remove loose wiring spools.
* Remove existing shoe rack under stairs.
* Provide quotation for built-in under-stairs storage (durable, high-quality).
* Remove bamboo and plinths throughout property.
* Paint walls/ceilings magnolia/white emulsion; trims/doors in white varnish. Care to be taken to avoid painting fixtures and fittings.

**Stairs & Landing**

* Replace carpet with extra hard-wearing, modern carpet + underlay (colour to be agreed).
* Provide options to Adam on carpet colours and styles
* Repair hole in wall beside landing window (exposed bead).
* Hot press: no changes.

**Master Bedroom**

* Replace carpet with robust, modern carpet + underlay.
  + Provide options to Adam on carpet colours and styles
* Remove mattress
* Remove bed frame
* Supply and fit new bedside locker.
* Remove curtains.
* Repair curtain rail – if required
* Repair door frame (top)
* Repair hole in wall behind door
* Install door stop.
* Provide an optional extra: quotation for modern wall lighting above bed.

**Ensuite**

* Remove mould from shower tray; reseal with anti-mould silicone.
* Apply anti-mould paint to ceiling/walls.
* Refit or replace shower door.
* Remove fixtures/fittings (toilet roll holder, towel rail, toothbrush holder).
* Replace towel and toilet roll holder
* Remove all rusted items.
* Inspect tiles for damage.

**Main Bathroom**

* Cover tiled floor with high-quality lino; fit trims for professional finish. Provide options to Adam on colour and style
* Remove fixtures/fittings (toilet roll holder, towel rail, toothbrush holder).
* Replace towel and toilet roll holder
* Replace mirror if outdated/damaged.
* Reseal and re-grout as required (bath, sink, shower).

**Middle Bedroom**

* Remove old timber wardrobe.
* Remove brown ‘bar’ stool
* Sand and varnish small coffee table. Move to the living room.
* Remove mattresses.
* Inspect the bed bases for damage. Report to Adam whether they can be reused or require replacement.
* Replace carpet with robust, modern carpet + underlay.
  + Provide options to Adam on carpet colours and styles

**Small Bedroom (Single)**

* Retain bed frame; repair screws/fixings.
* Remove mattress.
* Replace carpet with robust, modern carpet + underlay.
  + Provide options to Adam on carpet colours and styles

**Living Room**

* Remove the sofas. Do not remove the 3 single chairs.
* Block, plaster, and paint over fireplace opening.
* Repair/replace fireplace trim.
* Repair curtain pole holes.
* Replace/repair door saddle between living/dining (investigate loose/taped saddle).

**Kitchen & Dining**

* Remove dining table and chairs.
* Sand, undercoat, respray kitchen cabinets in agreed colour.
* Repair broken kitchen drawer.
* Replace fridge door seal.
* Paint walls/ceilings/trims as per house standard.
* Remove rust from oven trays

**Downstairs WC**

* Replace fixtures/fittings (toilet roll holder, towel rail, etc.).
* Remove bamboo blind.
* Paint walls/ceilings/trims as per house standard.

**General Finishes**

* Paint walls: magnolia emulsion.
* Paint ceilings: white emulsion.
* Paint trims/doors/skirtings: white varnish.
* Sand and repaint windowsills.
* Repair all minor holes, cracks, and filler areas before painting.

**Cleaning**

* Deep clean of entire property after works.
* Wash all windows inside/outside.
* Steam clean floors.
* Remove mould/grease from all surfaces.
* Remove rubbish, broken furniture, and unwanted items.

**Notes**

* Contractor to provide itemised pricing per section for transparency.
* Colours and finishes (carpets, cabinet colour, exterior paint) to be finalised with client.
* Works must be completed to durable rental property standards, ensuring longevity and tenant appeal.