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

**Property:** 75 Carraig Midhe, Corbally, Limerick  
**Client:** Adam Beatty  
**Date:** 08/09/2025

**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 €2,200+ per month. The property must present as bright, modern, durable, and tenant-ready, requiring no post-completion works.

**Notes**

* Jobs on “Essential” list can be started immediately upon contract agreement
* Contractor to provide pricing for jobs on the “optional extras” list and should only be completed after agreement on price/colour/spec.
* Works must be completed to durable rental property standards, ensuring longevity and tenant appeal.

**“ESSENTIAL” list: Jobs that can be started straight away**

**General Finishes**

* Paint interior walls: magnolia emulsion throughout whole house.
* Paint ceilings: white emulsion.
* Paint trims/doors/skirtings: white gloss.
* Sand and repaint windowsills white.
* Remove all bamboo blinds and fittings. Remove all existing picture frame hooks/screws. Repair all minor holes, cracks, and filler areas before painting.
* Care to be taken to avoid painting fixtures and fittings.

**Cleaning**

* Deep clean of entire property after works.
* Wash all windows inside/outside.
* Remove rubbish, broken furniture, and unwanted items.

**Exterior Works**

* Power wash and clean roof, gutters, downpipes, walls, driveways, and walkways.
* Paint front exterior wall in Dulux Weathershield shade“Olive Garden”, or similar. Close in colour to number 34 Carrig Midhe
* Repair and reposition side gate hinge; move latch to inside; sand and paint. Cuprinol Garden shade “Terracotta” or similar
* Repair shed latch; ensure lock works. Paint shed exterior. Cuprinol Garden shade “Terracotta” or similar
* Repair loose/damaged fence panels. Paint fence on both sides of the garden. Cuprinol Garden shade “Terracotta” or similar
* General garden works: grass cutting, hedge trimming, weed removal.

**Entrance Hall**

* Sand and re-varnish front door Dulux High Gloss in shade “Sheffield Green” or similar.
* Repair letterbox if necessary
* Tidy/remove loose wiring spools.
* Remove existing shoe rack and bench under stairs.

**Stairs & Landing**

* Repair hole in wall beside landing window (exposed bead).
* Hot press: no changes.

**Master Bedroom**

* Remove mattress
* Remove bed frame
* Remove curtains
* Repair curtain rail – if required
* Repair door frame (top)
* Repair large hole in wall behind door, and others if required.
* Install door stop.

**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).
* Install new towel hooks and toilet roll holder
* Remove all rusted items.
* Inspect tiles for damage.

**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 if require replacement.
* Repair curtain rail – if required

**Small Bedroom (Single)**

* Retain bed frame; repair screws/fixings.
* Repair curtain rail – if required

**Main Bathroom**

* Remove fixtures/fittings (toilet roll holder, towel rail, toothbrush holder).
* Replace towel hooks and toilet roll holder
* Reseal and re-grout as required (bath, sink, shower).

**Living Room**

* Remove the 2 fabric sofas. (Do not remove the 3 single leather chairs.)
* Block, plaster, and paint over fireplace opening.
* Repair/replace fireplace trim.
* Repair holes in wall behind curtain pole.
* Replace/repair door saddle between living/dining (investigate loose/taped saddle).
* Assess the mantle-piece for the requirement to sand it.

**Kitchen & Dining**

* Remove dining table and chairs.
* Sand and undercoat, kitchen cabinets in preparation for painting. Advise colours that are possible/type of paint required so we can pick colour.
* Repair broken kitchen drawer.
* Replace fridge door seal.
* Deep clean oven
* Fix chips in worktop surfaces if possible

**Downstairs WC**

* Replace fixtures/fittings (toilet roll holder, towel rail, etc.).
* Remove frames.

**“OPTIONAL EXTRAS” list. Please provide prices/options and wait confirmation before starting these jobs.**

* Provide options & prices to Adam on carpet colours and styles for stairs, landing and 3 bedrooms.
  + Replace carpet with robust, modern carpet + underlay.
* Provide options to Adam on lino colours and styles for main bathroom upstairs.
  + Cover tiled floor with high-quality lino; fit trims for professional finish.
* Provide quotation for built-in under-stairs storage (durable, high-quality).
* Advise what colours/finishes are possible to be selected for kitchen cabinets.
* Quotation for new washing line of similar type.
* Advise if bathroom mirrors are outdated/damaged. Prices for replacements if required.
* Quote for sanding and varnish of mantle piece if required.