

4/16/2015

Statement of Work for Make Ready Services to be performed at 2 Bassingwaithe

Period of Performance: 60 Calendar Days

Start Date: September 2, 2015

1. Overall Residence Work

- a. Replace all fused light bulbs inside/outside with energy saver bulbs(cool white) or the appropriate bulb
- b. Check all day/night switches for operation
- c. Clean any excess paint from brickwork, windows, floor etc.
- d. Check roof for loose screws – seal roof
- e. Check basic plumbing for leaks and blockages
- f. Check/replace all broken cabinet and closet hinges as well as drawer slides

2. Indoor Painting and Trim

- a. Contractor will furnish all paint, brushes, rollers, drop clothes and any other materials needed in achieving this work.
- b. Locations, this applies to all walls, skirting, ceilings and door frames throughout the house including;
 - a. Entrance and Hallways
 - b. Living Room
 - c. Dining Room
 - d. Kitchen
 - e. Study
 - f. Storage room in front of house
 - g. Master bedroom
 - h. 2nd bedroom
 - i. 3rd bedroom
 - j. 4th bedroom
 - k. Master Bathroom
 - l. 2nd Bathroom
 - m. 3rd Bathroom
 - n. Maid's Bathroom
 - o. Maid's living quarters x2
 - p. Maid's kitchen
 - q. Maid's quarters grillwork
 - r. Garage walls and floor

- c. Remove all nails and hanging hooks. Remove electrical cover plates and set aside prior to painting. Patch all holes and cracks. Apply a minimum of two coats on all painted surfaces. Apply additional coats as necessary to achieve a uniform color with no bleed through of patch work or previous colors. Re-install electrical cover plates once final coat has dried.
- d. Tape off any non-painted surfaces where they meet the surface to be painted. Use painter's tape specifically designed for this purpose.
- e. Use of drop clothes to protect floor and carpeting is required while painting.
- f. Use PVA indoor paint in all areas except bathrooms, color to be cream. Discuss on site.
- g. Use anti mildew paint specifically intended for bathrooms in all bathrooms
- h. Varnish all baseboards and unpainted door trim.
- i. Newly painted surfaces should look the same as surrounding surface

3. Inside – General

- a. Re-align master bedroom shower door
- b. Remove all alarm and telephone cables
- c. Grout all tiles
- d. Remove old door bell
- e. Hallway bathroom door handle is loose
- f. Tile study – same tile as hallway or similar
- g. Master bedroom ceiling has a leak. Repaint and seal roof
- h. Replace/repair safe haven door/frame so that it's fully functional
- i. Install guard rail in living room 30" (76cm) with 10cm spacing between upright bars
- j. Install handrail on stairs in hallway

4. Closets (Master Bedroom, 2nd Bedroom, 3rd Bedroom and 4th bedroom)

- a. Replace all closet doors
- b. Replace all hardware
- c. Install long lasting hinges
- d. Check that all shelve studs is in place

5. Windows/Sliding Doors

- a. All sliding windows/doors must slide easily while opening. Adjust or change hardware as needed.
- b. All hinged windows should open and close without difficulty.
- c. All cracked or broken windows should be replaced

- d. Paint putty

6. Electrical Switches and Socket Outlets

- a. Replace all outlets with white double socket outlets including the cover plates.
- b. Replace all switches with white switches including the cover plates.
- c. Test switches that is not operational and remove

7. Extractor Fans and Heaters

- a. Remove old hard wired heaters in bathrooms if installed
- b. Install four globe heater combined with extractor fan and light in all bathrooms. The light should be equivalent to 2x 60w bulbs.

8. Coax-Cabling (Inside and Outside)

- a. Remove all unused coax cable lines.
- b. Route all cabling to remain inside trunking.
- c. Install wall plates with TV connector fittings to terminate cables.

9. Outside – General

- a. Remove dividing wall on front left hand side of residence
- b. Repair loose slasto on wall in front of house. Seal as well
- c. Place grid drain covers on all open drains around residence
- d. Remove all chicken and rabbit cages
- e. Install new entrance light at front entrance door-check with COR
- f. Install 4 handrails in following locations: stairs by front door, maid's quarters and next to the garage
- g. Install guard rail on wall at carport, 30" (76cm) with 10cm gaps between upright bars
- h. Swimming pool: Install a shepherd hook; Install No Diving Sign; Replace old pool safety signs; Replace 2 broken pool depth markers (1,6m/5,23f) (2,1m/6,93f)
Adjust pool gates to open and close properly

10. Pool Area

- a. Treat knotty pine where water/sun damage occurred
- b. Seal roof to prevent water leaks on knotty pine

- c. Tile pieces missing in various areas. Replace with same or similar. Show sample to COR.
- d. Replace pool shower head in laundry

11. Garage

- a. Paint garage floor
- b. Install new dB with new circuit breakers

12. Maids Quarters

- a. Outside
 - i. Fix cracks with quality product and paint
- b. Install new circuit breaker
- c. Install the same type and color switches and outlets as inside the house
- d. Install new toilet seat
- e. Fix curtain holder in bathroom
- f. New bedroom door handle
- g. Fix water damage inside room

13. Dispose of any garbage that is on site.

Options:

1. Veranda

- i. Enclose veranda with aluminum frame and safety glass
- ii. Install ceiling
- iii. Install 2x socket outlets
- iv. Replace light with modern unit hanging from the ceiling

2. Resurface driveway

3. Outdoor Painting

- a. Contractor will furnish all paint, brushes, rollers, drop clothes and any other materials needed in achieving this work.
- b. Locations:
 - i. All building walls
 - ii. Perimeter walls
 - iii. Palisade fence
 - iv. Fascia

- v. Soffit
- vi. Gutters/down pipes
- vii. Store room and maid's quarters walls
- c. Paint all walls on outside of house including perimeter walls
- d. Where water damage has occurred it should be repaired with high quality material
- e. Remove all nails and hanging hooks. Remove electrical cover plates and set aside prior to painting. Patch all holes and cracks. Apply a minimum of two coats on all painted surfaces. Apply additional coats as necessary to achieve a uniform color with no bleed through of patch work or previous colors. Re-install electrical cover plates once final coat has dried.
- f. Use a specifically designed water repelled coating where it is needed
- g. Tape off any non-painted surfaces where they meet the surface to be painted. Use painter's tape specifically designed for this purpose.
- h. Use of drop clothes
- i. Use PVA outdoor paint
- j. Newly painted surfaces should look the same as surrounding surface

4. Replace Shade net next to garage with roof sheeting