

Rising Sun Cottage - Schedule of Works

Number	Item	Specification	Quantity	Cost
1.1	Access	The contractor is to maintain access to the kitchen and stairs except when required for the works and arranged in advance with the Client. The kitchen and stairs are to be left fully accessible at the end of each working day.	Item	
1.2	Protection	Heavy duty carpet protection film is to be installed to the dining room floor and walkway to the front door, the contractor is to take all due care and attention to prevent any damage within the property. Any accidental damage to finishes is to be made good and match the existing.		
1.3	Remove existing wallpaper	The contractor is to carefully remove the existing wallpaper within the dining room, the use of steam is not permitted, to prevent damage to the lime plaster walls.	25.8m2	
1.4	Make good ceiling joists	The surfaces of the exposed ceiling joists are to be made good to receive the new laths.	Item	
2.0	Lathes	Lath all (walls) partitions, ceilings, and all furring, studding, under side of stairs, etc., with best quality of pine (spruce) lath, free from sap, bark or dead knots, and of full thickness. To be laid 3/8 inch apart on the ceilings and 1/4 inch or more on the walls, with four (five) nailings to the lath and joints broken every 18 inches; all to be put on horizontally. Under no circumstances must laths stop and form a long, straight vertical joint, nor any lath be put on vertically to finish out to angles or corners; neither shall any lath run through angles and behind studding from one room to another. All corners must be made solid before lathing. Should the lathers find any angles not made solid, or any furring or studding not properly secured, they are to stop and notify the carpenter to make permanent the same.	6.7m2	
		Three-Coat Work. - All other walls, partitions, ceilings and soffits throughout the building to be plastered three coats in the best manner.		
		The first or scratch coat to be made of first quality (Rockland) lump lime, clean, sharp bank (river) sand, free from loam and salt, and best quality clean, long cattle hair, mixed in the proportion of 5 1/8 barrels of sand and 1 1/2 bushels of hair to each cask or each 200 pounds of lump lime. To be thoroughly mixed by continued working and stacked in the rough for at least (7) days before putting on. The hair and sand are not to be mixed with the lime until the lime has been slaked at least six hours.		
		The scratch coat to be properly put on and applied with sufficient force to give a good clinch, and to be well scratched and allowed to dry before the brown coat is put on.		
		The second or brown coat to be mixed same as the scratch coat (except that 6 1/2 barrels of sand and but 1/2 bushel of hair to 1 of lime may be used). Level and float up the brown coat and make it true at all points.		
2.1	Lime plaster	Sand Finish. - The third coat in halls and dining room to be composed of lime putty and clean-washed (beach) sand, floated with a wooden or cork-faced float to an even surface, equal to No. 1 sandpaper.	6.7m2	
2.2	Lime plaster	All plastering to extend clear down to the undamaged wall plaster; all walls to be straight and plumb and even with grounds; all angles to be maintained sharp and regular in form.		
2.3	Decoration	The ceiling is to be decorated in 3 coats with a breathable white emulsion, sample to be approved by the client	6.7m2	
2.4	Wallpaper	Dining room walls are to be wallpapered, Client to confirm wallpaper selection.	25.8m2	
3	Clean	At the end of each working day, the property is to be left clean and tidy, any materials left on site are to be carefully stored within the dining room and create no hinderance to the required access. Upon completion the contractor is to undertake a sparkle clean to the dining room and access way.	Item	
3.1	Waste	All construction waste is to be removed from the property at the end of each working day.	Note	
	Preliminaries	Contractors preliminaries	Item	
		Total		