



Assessment Estimation (Property Est.)



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Claim Number :	170324-01
Name :	Joe
Family Name :	Single
Report Generation Date :	22-03-2024

Site Assessment

Email :	Joesingle@gmail.com
Post Code :	6969
Attendance Date :	17-03-2024
Owner Occupied :	Yes
Accommodation Requirement :	Yes
Start Date :	17-03-2024
End Date :	25-03-2024
Outstanding Make Safe :	Yes
Contact Number :	61696969
Address :	45 Cypress Street Springfield
Client :	Domain Insure

Client Discussion

Attended site on the 17 March and following a discussion with the client it was identified that a large tree had fallen onto the main dwelling as a result of a severe storm on 16 March 2024.

Client has identified that there was a severe amount of ingress of water into the below affected areas in the lounge dining area along with bedroom two,

Shortly, after the impact, the electricity tripped, and the family vacated the family home and took refuge in the adjacent shed and emergency services arrived to remove the main fuse.

Several make safe need to be completed.

The client also requires accommodation for the immediate term

Property Description

Property Type :	Residential
Footings :	Raft Foundation
Property Age :	45-50
Roof Covering :	Concrete Tiles
Wall Covering :	Brick Cladding
Windows :	Aluminium
Storeys :	Single
Asbestos Present :	No
Weather Conditions :	Cloudy
Asbestos Damaged :	No

Special Notes

The family home is a freestanding structure, dating back some 45 to 50 years. The front façade is red brick with some weathering as expected for its age. The rear of the property is cladded with fibre cement weatherboards suggesting a renovation or addition at some point.

This single-story home is constructed on a raft foundation, with concrete roofing tiles, and appears to be in good condition and watertight.

The windows, framed in aluminium, and natural are weathered from the elements suggesting the age of the home.

Despite the age, the family home is in good condition

Photos:



Assessment Estimation (Property Est.) Report Detail

Affected Area: Bedroom 2

Compliant Structure: No

Length:4m

Width: 4m

Height: 2.7m

Notes

The electrician will address the tasks outlined in their specialist report. Upon completion of their work, the moisture cure specialist will commence their procedures following structural drying. Subsequently, the alarm installer will conclude the process by installing a new motion detector.

Photos



Affected Area: Bedroom 2(4m x 4m)(2.7m)16m²

Trade	Description	Action	Quantity	Material	Unit	Material Description	Unit Price
Electrician	Light Point and Wiring	Remove Only	4	N/A	each	N/A	\$100.88
Electrician	Light Fitting	Supply and Fix	4	Downlight	each	N/A	\$132.00
Electrician	Smoke Detector	Remove Only	1	battery	each	NA	\$14.00
Electrician	Smoke Detector and Wiring	Supply and Fix	4	Mains Operated	each	N/A	\$180.00
Cabinet Maker	Wardrobe - End Panel	Supply and Fit	2	Melamine end Panel	each	N/A	\$237.10
Flooring Specialist	Timber Floor	Apply	15	moisture Cure	N/A	2 Coats High Gloss	\$1650.00
Alarm Installer	Alarm System	Supply and Fit	1	Motion detector	N/A	N/A	\$65.00

Total :-

\$2378.98

Affected Area: Lounge

Compliant Structure: No

Length:4m

Width: 6m

Height: 2.7m

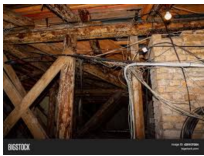
Notes

The upcoming repairs in the lounge room are as follows:

The carpenter will finalize the outstanding framework according to the scope of work, which entails installing a ceiling hanging beam and ceiling joists. Upon completion of this carpentry work, the roofing contractor will be engaged to request scaffold erection for safe access. Following scaffold installation, the impacted roof tiles will be replaced.

Once the external envelope of the building is secured, the internal repairs can proceed. The plastering team will then take over, focusing on replacing the section of the ceiling and affected corners. Subsequently, the painters will be granted access to the property to complete the painting of the ceiling. It's important to note that the painting of the walls has been excluded from this scope of work.

Photos



Affected Area: Lounge(4m x 6m)(2.7m)24m²

Trade	Description	Action	Quantity	Material	Unit	Material Description	Unit Price
Plasterer	Insulation	Supply and Fit	8	Glass wool Batts - Accoustic	N/A	R1.9 @ 75mm Thick	\$112.00
Plasterer	Ceiling Lining - Internal	Supply Fix Sand and Stop	24	Plasterboard	N/A	10mm	\$1560.00
Plasterer	Ceiling - Cornice	Supply and Fit	20	Plain	m	90mm	\$283.20
Painter	Painting	Surface Preparation	1	Lay and secure drop cloth	N/A	N/A	\$150.00

Painter	Ceilings Linings - Internal	Prepare and Paint	20	N/A	N/A	Ceilings - 3 Coats	\$450.00
Carpenter	Ceiling - Joist	Remove Dispose Supply and Fix	4	Framing MGP10 H3 Treated Pine	N/A	90mm x 45mm	\$180.00
Carpenter	Hanging Beam	Supply and Fit	6	LVL - Structural Beam	m	190mm x 45mm	\$127.86
Roof Tiler	Roof Tiles - Concrete	Supply and Fix - Per Tile	18	Concrete Tiles	each	Classic Profile	\$55.26
Builder	Preliminary Items	Provide	1	Scaffolding	Job	Per Requirements	\$3400.00
Total :-							\$6318.32

Summary

Trade	Total
Electrician	\$426.88
Plasterer	\$1955.20
Painter	\$600.00
Carpenter	\$307.86
Roof Tiler	\$55.26
Builder	\$3400.00
Cabinet Maker	\$237.10
Flooring Specialist	\$1650.00
Alarm Installer	\$65.00
All Total :-	\$8697.30

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