

Common Template: Repair/Rebuild Trade Summary



D Reference:	
Customer name:	
Property address:	

Date prepared	
Revision	A

Section	Headings & Definitions	Interpretation notes for NZS4202:1995
*1	Preliminaries	site supervision, site facilities, site access, internal and external scaffolding
*2	Demolition	repair deconstruction works
*3	Excavation	site scrape, earthworks
*5	Piling	specialist engineered deep piling
*6	Concrete work	foundation repairs including ground re-levelling specialists
	•7 Sprayed concrete	
	•4 Underpinning	
	•9 Reinforcing Steel	
*8	Precast concrete	on & off site panels, flooring systems, columns, beams & associated propping
*10	Structural steel	opening Lintels, structural steel frames
*12	Brickwork	exterior and interior cladding including omaru stone
*13	Block work	foundations, Integral retaining walls, tanking, external / internal wall construction
*14	Stone masonry	schist stone cladding
*15	Metal work	balustrades, metal stairs
*16	External windows and doors	Include glazing, flashings and associated works, timber/aluminium/PVC
*17	Carpentry	Structural timber beams, timber, framing, linings, internal trim, preparation for cladding systems (battens), door hardware supply & install, jack and pack work to timber floors
	•18 Laminated timber	
	•30 Plasterboard linings	
	•31 Grid suspended ceilings	
	•21 Insulating panel systems	
	•20 Proprietary partitions	
*19	Joinery	Kitchen, timber stairs, in built joinery, shelving, internal doors & skylights
*22	Roofing	Roof cladding, guttering, downpipes & flashings, butynol roofing
	•11 Mastic asphaltting and similar treatments	
*23	Plumbing and gas fitting	Including supply to capped services.
*24	Drainage	Including supply to capped services.
*25	Mechanical services / Heating & ventilation	Solar, heat pumps, fires, under floor heating
*26	Fire protection	Sprinklers
*27	Lifts and escalators	Plant and car supply & install
*28	Electrical services	Security systems, smoke alarms, switch boards, including mains supply connections, appliances including gas
*29	Solid plaster and Specialist exterior claddings	Plaster cladding systems, metal cladding (excludes substrate and painting)
*32	Tiling	To walls & floors including water proofing
	•33 Terrazzo work	
*34	Floor coverings	Vinyl, Timber flooring & overlay's, glued carpet
*35	Painting paper hanging and Specialist finishes	Internal & external, textured ceilings/walls, water proof deck paint, garage floor paint
*36	Glazing	Mirrors, glass balustrades, glass shower screens, (excluding glazing to external windows/doors)
*37	Site works	fences, paths, drives, outdoor swimming pool, decks, non-integral retaining walls, carports
*38	Included sums for miscellaneous items	Indoor swimming pools, sauna, spa, detached garage
	Builders margin	
	Documentation	Drawings & specifications, engineering, geotech, consent fees, CWI insurance
	Subtotal	Excludes Margin, P&G, documentation and demolition

Total construction	Includes Margin, P&G, Documentation, demolltion and external works, excludes GST
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Including GST

Reviewed by:

Total included in estimate Summary / m2

Dwelling cost including margin	
External works Including margin	
Preliminary and general / scaffolding	
Consent	
Documentation	
Total construction	
Total estimate including GST	

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