

Zonqor Apartment — Site Checklist, Prices & Work Plan

Turnkey refurbishment — Roderick and son, with ULF on carpentry

Revision: 16 August 2026 · **81 items** across 13 areas · **Start Mon 17 Aug 2026**, 67 working days (Mon–Fri) to **Tue 17 Nov 2026** · Rooms follow the walk-through order · Pictures in the **Appendix**, referenced A01...

WHO DOES WHAT	
Roderick	Gypsum & structural, electrical, plumbing & gas, tiling — with his son, 2 on site
ULF	Carpentry, wardrobes, fittings, mirrors, accessories
Christine	Daily walk-through, sign-off, price agreement
Kurt	Open questions, specs, ordering decisions

HOW TO USE THIS SHEET	
1.	Find the item by its ID code (e.g. MBR-05). Pictures are the small A numbers — full size in the appendix.
2.	Tick Done , Part or Issue ; write the date.
3.	Agree the price, write it in Price € , initial the row.
4.	Ph on each item is its phase in the work plan.
5.	Carry room totals to the Price Summary at the back.

BEFORE SIGNING OFF AN ITEM	
An item is only Done when the work is finished <i>and</i> the price is agreed and written down. If the price is still being discussed, tick Part and say why — never leave the price blank on a completed item. Anything marked Issue goes to Kurt the same evening. An item whose “after:” line names an OQ number cannot start until that question is decided.	

Christine — signature & date

Roderick — signature & date

ULF — signature & date

Work Plan — phases

Built on the order Roderick proposed, with the missing stages filled in and one sequencing change (below).

⚠ ONE CHANGE TO THE PROPOSED ORDER — GYPSUM BEFORE TILING, NOT AFTER

Roderick's order puts **tiling before gypsum**. That works for patching and making good, but not for the **study partition (OFF-01)**, the **small corridor extension (SCR-01)** or the **sofa wall (OPN-02)** — those are full walls. Tiling under a wall that is then built on top wastes 120x120 tile, and the wall sits on a tiled surface instead of the slab.

So the plan splits it: **Phase 4** builds the partitions *before* tiling, and **Phase 6** keeps the patching and making good *after*. Worth confirming with Roderick on day one — he may have a reason, but if not, this saves tile and gives a better junction.

⚠ WHAT WAS MISSING FROM THE PROPOSED ORDER

The proposed sequence stopped at gypsum. Six stages were not listed and are now in the plan: **painting** (Ph 7), **second fix electrical** (Ph 8 — fitting and terminating every point, hanging fittings, then testing and certification), **carpentry** (Ph 9 — ULF, with Roderick returning to cut in the gyser/pump and ensuite switches), **fittings and sanitary** (Ph 10), **the outdoor/balcony works** (Ph 10) and **snagging and handover** (Ph 11).

Three items were also missing from the work list itself and have been added: **WHS-01** strip out the old parquet, **WHS-04** level the screed once it is up (120x120 is unforgiving on an uneven floor), **WHS-02** skip hire, and **ENS-03** tanking the ensuite wet area before it is tiled.

PH	PHASE	DAYS	CREW
1	Strip-out & demolition	5 d	Roderick + son
2	First fix — plumbing, electrical, ethernet, gas	16 d	Roderick + son
3	Clear site — skip	1 d	Roderick + son
4	Structural gypsum (partitions)	6 d	Roderick + son
5	Tiling	16 d	Roderick + son
6	Gypsum amendments & making good	2 d	Roderick + son
7	Painting	5 d	Roderick + son
8	Second fix electrical	6 d	Roderick + son
9	Carpentry — ULF (+ Roderick cut-ins)	3 d	ULF + Roderick
10	Fittings, sanitary & outdoor	5 d	Roderick + son
11	Snagging & handover	2 d	Roderick + son
Total — Mon 17 Aug to Tue 17 Nov 2026		67 d	

ASSUMPTIONS BEHIND THESE DURATIONS

Two people on site, Monday to Friday, no public holidays deducted. Roderick's crew does not do painting on some jobs — if painting is not in his price, Phase 7 is a separate trade and the dates after it shift. ULF's carpentry (Ph 9) is shown sequentially but can start earlier if the rooms are tiled and painted; that would pull the finish date in by roughly a week. Balcony tiling assumes dry weather. Nothing here is committed until Roderick agrees it — walk the plan with him on day one.

Day-by-Day Plan

Mon 17 Aug 2026 → Tue 17 Nov 2026 · 67 working days, Mon–Fri · Roderick + son unless noted.

DAY	DATE	PH	WORK	ITEMS
PHASE 1 — STRIP-OUT & DEMOLITION				
1	Mon 17 Aug	1	Site set-up: protect what stays, isolate services. Start lifting parquet — Open Plan.	WHS-01
2	Tue 18 Aug	1	Continue parquet lift — bedrooms and corridors.	WHS-01
3	Wed 19 Aug	1	Finish parquet lift. Strip out old ceiling lights, bedside lamps and window plugs.	WHS-01, MBR-02, MBR-03, MBR-04
4	Thu 20 Aug	1	Demolish dining feature wall + fireplace. Check for live services in the wall first.	OPN-01
5	Fri 21 Aug	1	Clear demolition debris, first skip out. Walk the back balcony and write in its scope.	WHS-02, BBL-01
PHASE 2 — FIRST FIX — PLUMBING, ELECTRICAL, ETHERNET, GAS				
6	Mon 24 Aug	2	Set out and confirm the new consumer unit position at the entrance (OQ-03 must be answered).	ENT-01
7	Tue 25 Aug	2	Install consumer unit, terminate mains. Nothing else energises until this is in.	ENT-01
8	Wed 26 Aug	2	Chase entrance and corridors. Pull intercom cable.	ENT-02, MCR-01, MCR-02
9	Thu 27 Aug	2	Open Plan kitchen zone — ceiling lights, hood, dedicated oven circuit.	OPN-03, OPN-04, OPN-05
10	Fri 28 Aug	2	Open Plan dining/living — cabinet lights, rope light, switches, plugs, TV point.	OPN-06 to OPN-10
11	Mon 31 Aug	2	Ethernet runs back to the entrance unit. Relocate double-pole switch.	OPN-11, OPN-12, OFF-08
12	Tue 01 Sep	2	Kitchen sink onto main feed, RO connection left ready.	OPN-13
13	Wed 02 Sep	2	Main bedroom first fix — ceiling, rope, bedside, vanity, wardrobe LED.	MBR-05 to MBR-09
14	Thu 03 Sep	2	Study/office first fix — ceiling, under-desk LED, plugs, switches, LED bar.	OFF-02 to OFF-07
15	Fri 04 Sep	2	Cy's bedroom first fix.	CYB-01 to CYB-05
16	Mon 07 Sep	2	Rafe's bedroom first fix.	RAF-01 to RAF-05
17	Tue 08 Sep	2	Main bathroom — gyser position, pipework and point. Ensuite switch route.	BTH-01
18	Wed 09 Sep	2	Front balcony — side lights, floor lights, switches, waterproof plugs, camera point.	FBL-01 to FBL-08
19	Thu 10 Sep	2	Front balcony gas line + pressure test and certificate.	FBL-09
20	Fri 11 Sep	2	Corridor emergency light short circuit. Test all existing feeds.	MCR-03, MCR-04, WHS-03
21	Mon 14 Sep	2	First-fix sign-off walk. Photograph every open chase before anything is closed up.	all first fix
PHASE 3 — CLEAR SITE — SKIP				
22	Tue 15 Sep	3	Second skip — chasing debris out, sweep, floors prepped for tiling.	WHS-02
PHASE 4 — STRUCTURAL GYPSUM (PARTITIONS)				
23	Wed 16 Sep	4	Set out and frame the study partition.	OFF-01
24	Thu 17 Sep	4	Study partition — rockwool insulation and inner two layers of board.	OFF-01
25	Fri 18 Sep	4	Study partition — outer board, tape and joint.	OFF-01
26	Mon 21 Sep	4	Small corridor partition extended +10cm for the new cabinets.	SCR-01
27	Tue 22 Sep	4	Gypsum behind sofa (250mm x 1m) including the rope-light housing.	OPN-02
28	Wed 23 Sep	4	Main bedroom — close off old ceiling light area.	MBR-01
PHASE 5 — TILING				
29	Thu 24 Sep	5	Screed check and levelling — open plan.	WHS-04
30	Fri 25 Sep	5	Screed levelling — bedrooms and corridors.	WHS-04
31	Mon 28 Sep	5	Tank ensuite floor and shower walls. Must be done before any ensuite tile.	ENS-03
32	Tue 29 Sep	5	Set out 120x120 in the open plan — agree the starting line and cut positions with Christine.	WHS-05
33	Wed 30 Sep	5	Tile open plan — living/dining.	WHS-05

DAY	DATE	PH	WORK	ITEMS
34	Thu 01 Oct	5	Tile open plan — kitchen end.	WHS-05
35	Fri 02 Oct	5	Tile entrance and main corridor.	WHS-05
36	Mon 05 Oct	5	Tile main corridor and small corridor.	WHS-05
37	Tue 06 Oct	5	Tile main bedroom.	WHS-05
38	Wed 07 Oct	5	Tile study and Cy's bedroom.	WHS-05
39	Thu 08 Oct	5	Tile Rafe's bedroom.	WHS-05
40	Fri 09 Oct	5	Tile front balcony — weather permitting.	WHS-05
41	Mon 12 Oct	5	Tile back balcony — weather permitting.	WHS-05
42	Tue 13 Oct	5	Ensuite 60x30 tiling — walls.	ENS-04
43	Wed 14 Oct	5	Ensuite tiling — floor, then grout.	ENS-04
44	Thu 15 Oct	5	Grout throughout, clean down, protect finished floors.	WHS-05
PHASE 6 — GYPSUM AMENDMENTS & MAKING GOOD				
45	Fri 16 Oct	6	Patching and making good at all tile/wall junctions.	—
46	Mon 19 Oct	6	Finish patching, sand, prep every surface for paint.	—
PHASE 7 — PAINTING				
47	Tue 20 Oct	7	Prime and seal all new gypsum.	—
48	Wed 21 Oct	7	Ceilings — bedrooms and study.	—
49	Thu 22 Oct	7	Ceilings — open plan and corridors. Ensuite ceiling.	ENS-01
50	Fri 23 Oct	7	Walls — first coat throughout.	—
51	Mon 26 Oct	7	Walls — second coat and cutting in.	—
PHASE 8 — SECOND FIX ELECTRICAL				
52	Tue 27 Oct	8	Fit sockets and switches — open plan and entrance. Intercom unit on.	ENT-02
53	Wed 28 Oct	8	Fit sockets and switches — corridors and bedrooms.	—
54	Thu 29 Oct	8	Hang light fittings — open plan and corridors.	—
55	Fri 30 Oct	8	Hang light fittings — bedrooms and study. Rope and LED strips.	—
56	Mon 02 Nov	8	Wardrobe LED sensors, under-furniture LED, LED bar at study door.	MBR-09, CYB-03, RAF-03
57	Tue 03 Nov	8	Full circuit test, RCD test, certification. Confirm the oven no longer trips.	ENT-01, OPN-05
PHASE 9 — CARPENTRY — ULF (+ RODERICK CUT-INS)				
58	Wed 04 Nov	9	ULF starts wardrobes — main bedroom. Roderick on call for cut-ins.	MBR-11
59	Thu 05 Nov	9	ULF wardrobes — Cy's and Rafe's bedrooms.	—
60	Fri 06 Nov	9	Roderick cuts in gyser/pump switches and the ensuite switch.	MBR-10, ENS-02
PHASE 10 — FITTINGS, SANITARY & OUTDOOR				
61	Mon 09 Nov	10	Shower glass and tray; ensuite finished.	ENS-05
62	Tue 10 Nov	10	Bathroom sanitary — sink, cabinets, flush accessories, mirror.	BTH-02 to BTH-06
63	Wed 11 Nov	10	Mirrors — corridor 3x1.5m, office 2x2m, main bedroom vanity.	MCR-06, OFF-09, MBR-12
64	Thu 12 Nov	10	Outdoor wall finish — PVC or tiles, whichever OQ-01 decided.	FBL-10
65	Fri 13 Nov	10	Vent covers, PVC sheet on TV wall, remaining fittings.	MCR-05, OPN-14
PHASE 11 — SNAGGING & HANDOVER				
66	Mon 16 Nov	11	Snagging walk with Christine against this checklist, room by room.	all
67	Tue 17 Nov	11	Fix snags, final clean, hand over certificates and warranties.	all

Open Questions — decide before ordering

These block the items that name them. The deadline column is the day in the plan by which the answer is needed.

0Q-01

Outdoor wall finish — PVC sheet or tiles?

Front Balcony

Before day 63

DECISION & DATE

0Q-02

Outdoor kitchen — confirm design / equipment spec

Front Balcony

Before day 18

DECISION & DATE

0Q-03

New consumer unit — confirm location and capacity

Entrance

Before day 6

DECISION & DATE

0Q-04

Study / Office plugs — confirm quantity

Study / Office

Before day 14

DECISION & DATE

0Q-05

Ensuite tiles — confirm 60x30 dimensions

Ensuite

Before day 42

DECISION & DATE

0Q-06

Living / Dining TV wall — confirm PVC sheet spec

Open Plan

Before day 64

DECISION & DATE

0Q-07

Sofa-area TV unit — confirm electrical point spec

Open Plan

Before day 10

DECISION & DATE

0Q-08

Intercom — reuse or replace? Audio or video?

Entrance

Before day 8

DECISION & DATE

0Q-09

Who books and pays for the skips?

Whole House

Before day 5

DECISION & DATE

0Q-10

Tiling scope — site photos show the ensuite, main bathroom and front balcony are **already tiled**. Does the ~145 sq m still stand, and what exactly is in it?

Whole House

Before pricing

DECISION & DATE

0Q-11

Fireplace — the site photo shows it installed and the wall already opened beneath it. Is it being removed, or kept with the wall reworked around it?

Open Plan

Before day 4

DECISION & DATE

0Q-12

Two tile formats are on site: Fanal 120 and Fanal 31.6x90. What is the 31.6x90 for — it is not in the work list.

Whole House

Before day 29

DECISION & DATE

WHOLE HOUSE

WHS

Pictures A01

5 items



A01

Cross-room work that is not tied to a single room. Everything here is priced once, for the whole flat.

GYPSUM / STRUCTURAL

WHS-01 Strip out old parquet flooring throughout

Ph 1

Roderick

Gypsum Remove existing NEW after: start

Lift and remove the existing parquet across the flat. First job on site — everything else waits on the floor being clear.

STATUS ☐ Done ☐ Part ☐ Issue DATE PRICE € INIT

COMMENTS

WHS-02 Skip hire and waste removal

Ph 3

Roderick

Gypsum NEW after: WHS-01 — parquet stripped

At least two skips: one after strip-out/demolition, one after first fix and chasing. Confirm who books and pays for the skip.

STATUS ☐ Done ☐ Part ☐ Issue DATE PRICE € INIT

COMMENTS

ELECTRICAL

WHS-03 Fix electricity problems and points

Ph 2

Roderick

Electrical after: ENT-01 — new consumer unit

Diagnose and repair existing faults; check/replace faulty sockets and switches; add points as needed throughout the flat.

STATUS ☐ Done ☐ Part ☐ Issue DATE PRICE € INIT

COMMENTS

TILING

WHS-04 Check and level floor screed after parquet removal

Ph 4

Roderick

Tiling NEW after: WHS-01 — parquet stripped

Once the parquet is up, check the screed for level and damage. Patch/level before tiling — 120x120 tiles are unforgiving on an uneven floor.

STATUS ☐ Done ☐ Part ☐ Issue DATE PRICE € INIT

COMMENTS

WHS-05 Lay 120x120 tiles — full house, including balconies (~145 sq m)

Ph 4

Roderick

Tiling after: WHS-04 — floor levelled; first-fix complete

120x120 throughout the flat, ~145 sq m per Roderick's quote. ⚠ Site photos show the ensuite, main bathroom and front balcony are ALREADY TILED — re-measure the actual parquet area before this price is agreed (OQ-10).

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

WHOLE HOUSE — TOTAL AGREED € _____

FRONT BALCONY **FBL** Pictures A02–A07

10 items



A02



A03



A04



A05



A06



A07

⚠ Outdoor kitchen design/equipment still to be specified (OQ-02) before ordering or starting those items.

ELECTRICAL

FBL-01 2 side lights — BBQ side

Ph 2

Roderick

Electrical **2 light points** after: start

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-02 1 electrical/USB point — BBQ side (for camera)

Ph 2

Roderick

Electrical **1 point** after: start

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-03 Central floor lights (under railing) — mini lights or LED strip

Ph 2

Roderick

Electrical **1 light point** after: start

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-04 Switch for balcony side lights

Ph 2

Roderick

Electrical **1 switch** after: start

At the current kitchen/balcony switch position.

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-05 Switch for balcony floor lights

Ph 2

Roderick

Electrical **1 switch** after: start

At the current kitchen/balcony switch position.

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-06 Rope lighting — front (outdoor)

Ph 2

Roderick

Electrical after: OQ-02 — outdoor kitchen spec

STATUS ☐ Done ☐ Part ☐ Issue **DATE** _____ **PRICE €** _____ **INIT** _____

COMMENTS _____

FBL-07

2 outdoor wall lights

Ph 2

Roderick

Electrical

2 points

after: OQ-02 — outdoor kitchen spec

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FBL-08

2 waterproof plugs + LED kit for outdoor kitchen units

Ph 2

Roderick

Electrical

after: OQ-02 — outdoor kitchen spec

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

PLUMBING / GAS

FBL-09

Run gas line for outdoor kitchen

Ph 2

Roderick

Gas/Plumbing

after: OQ-02 — outdoor kitchen spec

Gas run must be pressure-tested and certified. Confirm bottle vs. mains supply and where the bottle housing sits.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

FBL-10

Outdoor wall finish — PVC sheet OR tiles

Ph 9

ULF

Fittings/Tiling

To confirm

after: OQ-01 — PVC vs. tiles; elec & gas rough-in (this room)

One or the other, not both — still to be decided. See OQ-01.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FRONT BALCONY — TOTAL AGREED €

OPEN PLAN — KITCHEN → DINING → LIVING

OPN

Pictures A08–A20

14 items



One continuous space. Zone tags below show which end of the room each item sits in.

GYPSUM / STRUCTURAL

OPN-01

Dining Feature Wall + Fireplace Removal

Ph 1

Roderick

Dining

Gypsum

Remove existing

after: start

Remove the existing gypsum feature wall/partition and the fireplace to open the living/dining space. Confirm the final opening size before starting. Check for services in the wall before breaking.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-02

Add gypsum behind sofa

Ph 5

Roderick

Living

Gypsum

after: OPN-01 — feature wall removed

250mm wide x 1m high.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

ELECTRICAL

OPN-03

3 ceiling lights

Ph 2

Roderick

Kitchen

Electrical

3 light points

after: gypsum (this room)

Reuses an existing electrical point.

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-04

Hood electrical point

Ph 2

Roderick

Kitchen

Electrical

1 point

after: gypsum (this room)

Reuses an existing electrical point.

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-05

Fix oven electrical point — currently trips the salvavita (RCD)

Ph 2

Roderick

Kitchen

Electrical

2 points

Known issue

after: ENT-01 — new consumer unit

Oven trips the salvavita when switched on. Check wiring, the connection point, and whether the oven needs its own dedicated circuit off the new unit.

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-06

Light points for dining cabinets

Ph 2

Roderick

Dining

Electrical

1 light point

after: gypsum (this room)

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-07

Rope lighting within the new gypsum wall (behind sofa)

Ph 2

Roderick

Living

Electrical

1 light point

after: OPN-02 — gypsum behind sofa

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-08

Switch for sofa rope lighting

Ph 2

Roderick

Living

Electrical

1 switch

after: gypsum (this room)

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-09

2 plugs near sofa

Ph 2

Roderick

Living

Electrical

2 points

after: gypsum (this room)

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-10

TV unit electrical point

Ph 2

Roderick

Living

Electrical

To confirm

after: OQ-07 — TV unit electrical spec

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

OPN-11

Ethernet point behind sofa

Ph 2

Roderick

Living

Electrical

after: gypsum (this room)

Run back to the central unit at the entrance — pull with the first-fix cabling, not after tiling.

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

OPN-12

Relocate double-pole switch when open-plan wall is removed

Ph 2

Roderick

Dining

Electrical

after: OPN-01 — feature wall removed

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

PLUMBING / GAS

OPN-13

Re-plumb kitchen sink onto main water feed (remove tank feed)

Ph 2

Roderick

Kitchen

Plumbing

Prep for RO

after: start

Switch the sink supply from the tank line to the main feed, and leave it ready for a future reverse-osmosis filter.

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

FITTINGS / CARPENTRY

OPN-14

Install PVC sheet on wall with TV

Ph 9

ULF

Living

Fittings

To confirm

after: OQ-06 — PVC sheet spec; tiling complete

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

OPEN PLAN — KITCHEN → DINING → LIVING — TOTAL AGREED € _____

ENTRANCE

ENT

Pictures A21

2 items



Home of the new electrical central unit — the first-fix hub for the whole flat. Everything electrical downstream waits on ENT-01.

ELECTRICAL

ENT-01

Install new consumer unit / RCD (salvavita) panel

Ph 2

Roderick

Electrical

Major item

after: OQ-03 — panel location and capacity

Full refresh of the electrical panel. Should also resolve the kitchen oven tripping the salvavita. Confirm final position and capacity (OQ-03) before ordering. Needs certification on completion.

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

ENT-02

Intercom — install / replace unit and wiring

Ph 2

Roderick

Electrical

NEW

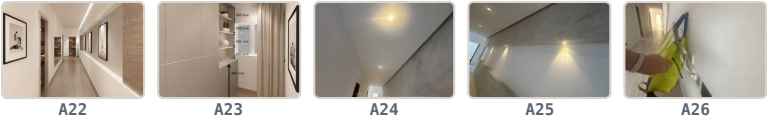
after: ENT-01 — new consumer unit

Confirm whether the existing intercom is reused or replaced, and whether it is audio-only or video — this changes the cable pulled at first fix.

STATUS ☐ Done ☐ Part ☐ Issue DATE _____ PRICE € _____ INIT _____

COMMENTS _____

ENTRANCE — TOTAL AGREED € _____



ELECTRICAL

MCR-01

Update rope lighting to match new dining rope light

Ph 2

Roderick

Electrical

1 light point

after: start

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MCR-02

New plug near feature wall

Ph 2

Roderick

Electrical

after: start

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MCR-03

Test existing wire feed

Ph 2

Roderick

Electrical

after: start

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MCR-04

Fix emergency light short circuit

Ph 2

Roderick

Electrical

Known issue

after: start

Trace and repair the short before the new unit is energised.

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

MCR-05

Install vent covers

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MCR-06

Install corridor mirror — 3m x 1.5m

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

Large and heavy — confirm fixings and who lifts it. Fit after painting.

STATUS ☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS



A27

GYPSUM / STRUCTURAL

SCR-01

Extend gypsum partition +10cm to fit new cabinets

Ph 5

Roderick

Gypsum

after: start

Existing cabinet LED lighting point to be reused/kept.

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

SMALL CORRIDOR — TOTAL AGREED €



A28



A29



A30



A31



A32



A33

GYPSUM / STRUCTURAL

MBR-01

Gypsum — close off old ceiling light area to create new layout

Ph 5

Roderick

Gypsum

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

ELECTRICAL

MBR-02

Remove 6 existing ceiling lights

Ph 1

Roderick

Electrical

Remove existing

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-03

Remove 2 bedside hanging lamps

Ph 1

Roderick

Electrical

Remove existing

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-04

Remove bedside window plugs

Ph 1

Roderick

Electrical

Remove existing

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-05

4 new ceiling lights above bed

Ph 2

Roderick

Electrical

4 light points

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-06

Rope lighting above bed

Ph 2

Roderick

Electrical

1 light point

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-07

2 new bedside hanging lamps + 4 switches

Ph 2

Roderick

Electrical

2 lights, 4 switches

after: gypsum (this room)

Switches positioned near bedside.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-08

2 ceiling points near vanity/window

Ph 2

Roderick

Electrical

2 light points

after: gypsum (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-09

Wire for wardrobe LED lighting (sensor-activated)

Ph 2

Roderick

Electrical

1 light + sensor

after: gypsum (this room)

Sensor-operated, not a manual switch.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-10

Cut into wardrobe for gyser/pump switches

Ph 8

Roderick

Electrical

after: MBR-11 — wardrobe built (ULF)

Gyser and pump switches built into the wardrobe carcass.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

MBR-11

Build wardrobe around ensuite door for maximum storage

Ph 8

ULF

Carpentry

after: tiling and painting complete

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MBR-12

Install vanity mirror

Ph 9

ULF

Fittings

△ To confirm

after: vanity unit installed (by others)

75cm from floor to vanity surface — fit after the vanity unit is in.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MAIN BEDROOM — TOTAL AGREED €

STUDY / OFFICE

OFF

Pictures A34–A36

9 items



Sits off the Main Bedroom. △ The new partition is a full wall, not an amendment — build it BEFORE tiling, not after (see the sequencing note in the plan).

GYPSUM / STRUCTURAL

OFF-01

Build new gypsum partition wall

Ph 5

Roderick

Gypsum

after: start

2 layers of board on the inside, 75mm rockwool insulation in the middle, 1 single board on the outer side.

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

ELECTRICAL

OFF-02

1 ceiling light point

Ph 2

Roderick

Electrical

1 light point

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-03

Wire for LED lighting under desk

Ph 2

Roderick

Electrical

1 light point

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-04

Plugs

Ph 2

Roderick

Electrical

⚠ To confirm

after: OQ-04 — plug quantity

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-05

Switch for ceiling light

Ph 2

Roderick

Electrical

1 switch

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-06

Switch for under-desk light

Ph 2

Roderick

Electrical

1 switch

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-07

Wire LED bar near door

Ph 2

Roderick

Electrical

1 light point

after: gypsum (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

OFF-08

Internet/ethernet point near desk

Ph 2

Roderick

Electrical

after: gypsum (this room)

Run back to the central unit at the entrance during first fix.

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

OFF-09

Install office mirror — 2m x 2m

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

STUDY / OFFICE — TOTAL AGREED €



GYPSUM / STRUCTURAL

ENS-01

Paint ceiling

Ph 6

Roderick

Painting

after: tiling complete

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

ELECTRICAL

ENS-02

Add ensuite light switch

Ph 8

Roderick

Electrical

1 switch

after: MBR-10 — wardrobe cut-out

Positioned via the main bedroom wardrobe cut-out.

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

TILING

ENS-03

Tank/waterproof floor and shower walls before tiling

Ph 4

Roderick

Tiling

NEW

after: first fix complete

Wet-area waterproofing was not in the original list but must happen before the ensuite is tiled — confirm it is in Roderick's price.

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

ENS-04

Lay ensuite tiles — 60x30 (dimensions to confirm)

Ph 4

Roderick

Tiling

To confirm

after: OQ-05 & OQ-10 — confirm scope; ENS-03 waterproofing

△ Site photos show the ensuite is already tiled in large-format travertine. Confirm whether it is being re-tiled at all, or only the shower area (OQ-10).

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

ENS-05

Change shower glass + tray

Ph 9

ULF

Fittings

after: tiling complete

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

ENSUITE — TOTAL AGREED €



PLUMBING / GAS

BTH-01

Install water heater (gyser) + electrical point

Ph 2

Roderick

Plumbing

1 point

after: start

Confirm gyser size/position before first fix — it sets the pipe and cable runs.

STATUS

☐ Done
 ☐ Part
 ☐ Issue

DATE

PRICE €

INIT

COMMENTS

FITTINGS / CARPENTRY

BTH-02

Replace sink accessories with new

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

BTH-03

Replace flushing accessories with new

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

BTH-04

Attach mirror

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

BTH-05

Attach sink

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

BTH-06

Attach cabinets

Ph 9

ULF

Fittings

after: elec & plumbing rough-in (this room)

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

MAIN BATHROOM — TOTAL AGREED €

CY'S BEDROOM (WITH WINDOW)

CYB

Pictures A44–A46

5 items



ELECTRICAL

CYB-01

Plugs under desk with USB

Ph 2

Roderick

Electrical

1 point

after: start

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

CYB-02

2 bedside plugs

Ph 2

Roderick

Electrical

2 points

after: start

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

CYB-03

Wire for wardrobe LED lighting (sensor-activated)

Ph 2

Roderick

Electrical

1 light + sensor

after: start

STATUS

☐ Done ☐ Part ☐ Issue

DATE

PRICE €

INIT

COMMENTS

CYB-04

Wire feed for LED under wall furniture

Ph 2

Roderick

Electrical

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

CYB-05

Internet point near desk

Ph 2

Roderick

Electrical

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

CY'S BEDROOM (WITH WINDOW) — TOTAL AGREED €

RAFE'S BEDROOM (WITH BACK BALCONY DOOR)

RAF

Pictures A47–A49

5 items



ELECTRICAL

RAF-01

Plugs under desk with USB

Ph 2

Roderick

Electrical

1 point

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

RAF-02

2 bedside plugs

Ph 2

Roderick

Electrical

2 points

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

RAF-03

Wire for wardrobe LED lighting (sensor-activated)

Ph 2

Roderick

Electrical

1 light + sensor

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

RAF-04

Wire feed for LED under wall furniture

Ph 2

Roderick

Electrical

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

RAF-05

Internet point near desk

Ph 2

Roderick

Electrical

after: start

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

RAFE'S BEDROOM (WITH BACK BALCONY DOOR) — TOTAL AGREED €

BACK BALCONY

BBL

A50 — photo needed

1 items

A50 — no designer picture for Back Balcony. Take an on-site photo; slot reserved in the appendix.

Off Rafe's bedroom. No items listed yet beyond the whole-house tiling — walk it with Roderick on day one and write in anything found.

BBL-01

Back balcony — confirm scope on site

Ph 1

Roderick

⚠ Scope to confirm

NEW

after: start

Covered by the whole-house 120x120 tiling (WHS-05). Check for: outdoor lighting, a weatherproof socket, drainage falls, railing condition and door threshold. Add items here as found.

STATUS

☐ Done

☐ Part

☐ Issue

DATE

PRICE €

INIT

COMMENTS

BACK BALCONY — TOTAL AGREED €

Price Summary

Carry each room total across. Agreed totals only — anything still under discussion stays out until settled.

CODE	AREA	ITEMS	TOTAL AGREED	SIGNED
WHS	Whole House	5	€ _____	
FBL	Front Balcony	10	€ _____	
OPN	Open Plan — Kitchen → Dining → Living	14	€ _____	
ENT	Entrance	2	€ _____	
MCR	Main Corridor	6	€ _____	
SCR	Small Corridor	1	€ _____	
MBR	Main Bedroom	12	€ _____	
OFF	Study / Office	9	€ _____	
ENS	Ensuite	5	€ _____	
BTH	Main Bathroom	6	€ _____	
CYB	Cy's Bedroom (with window)	5	€ _____	
RAF	Rafe's Bedroom (with back balcony door)	5	€ _____	
BBL	Back Balcony	1	€ _____	
Grand total agreed			€ _____	

Christine — signature & date

Roderick — signature & date

ULF — signature & date

Daily Site Log

One line per visit — deliveries, delays, extra labour, verbal agreements, anything not tied to a single item.

DATE	ON SITE	ITEMS (IDS)	AGREED €	NOTES / ISSUES RAISED	INIT.

Appendix — Reference Pictures

Full-size versions of the thumbnails shown in each room. The code in brackets is the room(s) each picture serves.



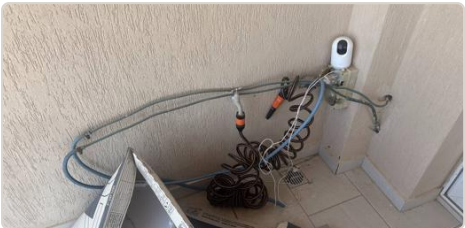
A01 Floor plan — tiling area reference (125 sqm marked; 145 sqm quoted) [WHS]



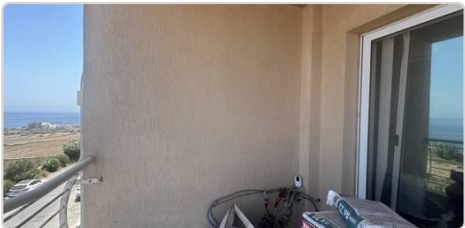
A02 Front balcony / outdoor kitchen — render 1 [FBL]



A03 Front balcony / outdoor kitchen — render 2 [FBL]



A04 SITE: front balcony — BBQ corner, existing feed & camera [FBL]



A05 SITE: front balcony looking out — adhesive stacked [FBL]



A06 SITE: front balcony — already tiled, membrane at edge [FBL]



A07 SITE: sliding door to front balcony [FBL]



A08 Open plan — measurement drawing 1 [OPN]



A09 Open plan — measurement drawing 2 [OPN]



A10 Open plan — measurement drawing 3 [OPN]



A11 Dining — feature wall render [OPN]



A12 Kitchen / dining — render [OPN]



A13 Dining — TV unit render [OPN]



A14 Living — sofa wall render [OPN]



A15 SITE: open plan overview — parquet still down, 120 tiles delivered [OPN]



A16 SITE: kitchen island, units wrapped [OPN]



A17 SITE: dining feature wall + fireplace, wall opened below [OPN]



A18 SITE: fireplace close-up — installed, wall broken beneath [OPN]



A19 SITE: living — existing socket run [OPN]



A20 SITE: gypsum board delivered on site [OPN]



A21 SITE: existing consumer unit, thermostat & entrance door [ENT]



A22 Main corridor — render [MCR]



A23 Corridor — measurement drawing [MCR]



A24 SITE: main corridor looking through [MCR]



A25 SITE: main corridor — existing cove lighting [MCR]



A26 SITE: corridor switch position [MCR]



A27 Small corridor — render [SCR]



A28 Main bedroom — render (overview) [MBR]



A29 Main bedroom — bed wall render [MBR]



A30 Main bedroom — wardrobe render [MBR]



A31 Main bedroom — vanity render [MBR]



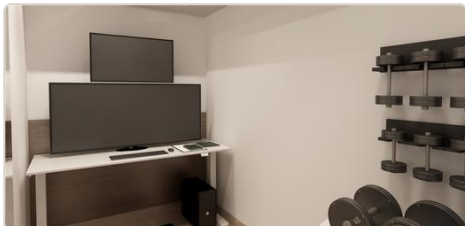
A32 Main bedroom — measurement drawing 1 [MBR]



A33 Main bedroom — measurement drawing 2 [MBR]



A34 Study / office — render 1 [OFF]



A35 Study / office — render 2 [OFF]



A36 Study / office — render 3 [OFF]



A37 SITE: ensuite — existing shower enclosure [ENS]



A38 SITE: ensuite — shower tray & glass to be changed [ENS]



A39 SITE: ensuite — WC & window [ENS]



A40 SITE: ensuite — overview [ENS]



A41 SITE: main bathroom — existing finish [BTH]



A42 SITE: main bathroom — WC & window [BTH]



A43 SITE: main bathroom — ceiling & downlights [BTH]



A44 Cy's bedroom — render 1 [CYB]



A45 Cy's bedroom — render 2 [CYB]



A46 Kids bedroom — measurement drawing [CYB]



A47 Rafe's bedroom — render 1 [RAF]



A48 Rafe's bedroom — render 2 [RAF]



A49 Kids bedroom — measurement drawing [RAF]



A50 Back Balcony — photo needed [BBL]