

Arkle & Co Pty Ltd - TERMS & CONDITIONS

1. By signing the quote sheet, emailing your acceptance or by paying the required 10% deposit, you have read and agreed to these conditions. Quotes are valid for 30 days.
2. The Owner Shall arrange for access to all traps, inspection points and power points during normal working hours to enable completion of works
3. We are not responsible for excess soil on site unless arranged prior. If a skip is required to remove soil/debris from property this is charged to the owner at cost price.
4. Where clearance is less than 500mm under the bearer access will be gained through the floor or at the contractor's discretion. If soil is required to be removed to give minimum required clearance under bearers as per building regulations this will be discussed with owner and charged accordingly.
5. Old Timber stumps are the property of Arkle and Co Pty Ltd unless otherwise arranged. We may choose to leave old stumps on site.
6. Restumping quotes are based on footings depths of 600mm or less – Quotes may be varied at anytime if soil test, Engineers Report are not brought to our attention or if our Building Surveyor recommends deeper footings.
7. It is the Owners responsibility to take up floor coverings and put them back properly.
8. We take as much care as we can when removing base, floor and weather boards but as they can be old and brittle we are not responsible for the cost of replacing damaged boards. We are not responsible for relaying base boards or floor boards unless otherwise arranged.
9. In the event of sub – standard timber (bearers, joists, base boards) due to dry rot, borers or any other effect the timber are discovered they will be replaced and brought into line with Council specifications at the owners cost.
10. We are not responsible for gardens. Lawns, paths or driveways if access is needed, it is the owner's responsibility to rebuild paths and gardens. We are not responsible for plaster cracks/tiles etc when levelling. We are not responsible for items under the house we have had to move around/outside or ducted heating/cooling.
11. Should extra stumps be required for structural purposes which are outside the original footings plan/layout they will be charged at the itemised price each (600mm deep or less).
12. Timber work (bearer,joist,wall plate, bracing) is charged on a per metre basis at \$60 + GST. With larger subfloor rebuilds we will endeavour to give you an accurate measurement on our quote but the job will still be charged on a per metre basis.
13. The Owner shall carry out normal house maintenance with regard to trees too close to footings, excessive watering of gardens adjacent to house, site drainage and the repairing of plumbing leaks.
14. If bracing is required on stumps by building permit regulations it is the owner's responsibility to arrange unless otherwise arranged.
15. The Owner shall report immediately to Arkle & Co Pty Ltd any sticking doors or bouncing floors within the first 12 months after works are completed. Arkle & Co Pty Ltd will as soon as possible carry out any work found necessary.
16. Terms of Payment:
 - 10% of total to accept the quotation
 - 15% of total Invoice is due on completion of first day of works (owner may choose 25% upfront)
 - Balance on completion of works – 7 days
17. Our 15 year guarantee on works shall be null and void unless all monies have been paid in full. Not applicable unless the job requires a building permit.
18. Should spraying of termites be compulsory in your district it is the owner's responsibility to arrange. We do not use ant caps for concrete stumps.
19. Children, pets, or livestock are not at anytime the responsibility of Arkle & Co Pty Ltd.

