

Your TestQuote Review

QUOTE 1095 · HOMEOWNER · QLD 4551

WHAT YOU ASKED US

"I mostly want to know if what the contractor is presenting is a honest price for the amount of work he is providing."

Our read

Nothing in the quote gives us an obvious reason to question the \$2,365 price.

The total is clearly presented, with \$1,650 for the main demolition/plaster repair work, \$500 for waste disposal, and GST added separately.

However, the quote alone doesn't give us enough information to determine whether this is a low, high or typical market price for this exact job. The better test of value is whether the stated scope matches what you expect to receive.

On that point, there are a few things worth clarifying.

Quote snapshot

Quoted total	\$2,365.00 including GST
Main works	Remove old kitchen and four non-load-bearing feature posts; includes plaster repairs to ceiling - \$1,650
Waste	Waste disposal of building materials - \$500
Stated exclusions	Painting; electrical/plumbing disconnect; asbestos or underlying damage

Scope clarity

Included	Kitchen removal; four stated non-load-bearing feature posts; ceiling plaster repairs; building-material waste disposal.
Excluded	Painting; electrical/plumbing disconnect; asbestos and underlying damage such as dry rot or termites.
Matches your context	Painting and electrical are already being handled separately, which matches the arrangement you described.
Worth clarifying	Plumbing disconnect is also excluded, but you didn't identify plumbing as separately arranged.
Not stated	Floor/finish protection, detailed dust containment, exact plaster making-good finish, and coordination between separately engaged trades.

What deserves your attention

Questions worth asking

- **Plumbing:** Who is responsible for any plumbing isolation, disconnection and later reconnection required for the kitchen removal?
- **Making-good:** What condition will the ceiling/walls be left in after the posts and kitchen are removed - patched ready for painting, or is further plaster work expected?
- **Protection:** Who is responsible for protecting existing floors, adjoining finishes and items that remain in the work area?
- **Unexpected conditions:** If asbestos, dry rot, termites or other concealed damage is found, will work stop so the additional scope and cost can be discussed before proceeding?

One clause worth clarifying

The quote refers to P.S. items exceeding allowances and possible material price changes, but it doesn't identify a specific P.S. item or allowance in the priced scope.

WORTH ASKING

"Does this clause apply to anything in my quoted \$2,365 scope, and if so, what?"

Before the work starts

Helpful project considerations based on this type of work - not items we're saying the contractor has omitted.

- **Coordinate your trades.** Painting and electrical are separately arranged. Once everyone is engaged, sharing relevant contact details can make sequencing easier if timing changes.
- **Confirm protection.** Floor and finish protection isn't stated in this quote. Ask who will provide it before demolition begins.
- **Prepare for dust.** Remove or cover nearby furniture and protect sensitive electronics and appliances around the demolition area.
- **Plan access and power.** Confirm access arrangements and ask when electrical isolation may occur so you can plan around refrigeration, devices or working from home.

Your next move

Your next conversation

Before accepting the quote, we'd suggest confirming these four things:

- 01 Who is handling the plumbing disconnect/reconnect?
- 02 What finish will the plaster repairs be left in?
- 03 Who is responsible for protecting existing floors and finishes?
- 04 Does the P.S./material-price clause apply to anything within this quoted scope?

BOTTOM LINE

We haven't found anything in Quote 1095 that gives us an obvious reason to question the \$2,365 price.

We also don't have enough information to certify it as a market-fair price for this exact job.

Clarify the four items above. Once those answers match your expectations, you'll have a much stronger basis for deciding whether the quote represents good value.

About this review

This review considers the quote and the context you supplied. It is an independent informational document review, not a site inspection, valuation, engineering assessment, legal review, licensing check or certification. Where the quote does not state something, we've described it as unclear or not stated rather than assuming it is included or excluded.

A note from Dan

**Good decisions don't always need more information.
Sometimes they just need the right question.**

That's what I want TestQuote to give you - another experienced set of eyes, practical clarity, and a better conversation before you move forward.

I hope this review has done exactly that.

Dan

Founder · Registered Builder
TestQuote

A little clarity goes a long way.

Returning-customer offer included with your completed review.

Signing a contract next?

Contract Review - coming soon.

Come with questions. Leave with clarity.