

# 8500 10 Banjine Scope

## EXTERNAL

### General Notes

All works to comply with specs, architects colour scheme or garden architects plans

### FRONT YARD

#### Landscaper (look at drawing for details on the retaining wall )

General clean up and removal of rubbish no green waste to go in the skip bins allow to remove all of the rubbish

To provide kerbing to the borders of the newly established garden beds

Any area that is to be mulched must have a system used that will stop the grass growing through the mulch.

The system which you use is up to you but if the grass grows through the mulch you will be responsible for its removal.

If the grass continues to grow through the mulch and you will be responsible for the cost of what ever work is required to rectify the problem

Allow \$300 for the purchasing plants

Retic system (to include the verge )and controller same as the one on the houses (Lawn areas and garden beds)

Top dress and aerate lawn areas

General clean up and removal of rubbish

All trees that are removed must have stumps left below the ground level

At the back of the existing carport the ground is to be cut back to 1 meter off the fence.

Reconstituted limestone block (500x350x250) retaining wall is to run from in line with the front of the carport 1 meter of the side fence to 1 meter off the rear fence and across the back to the house.

The wall will start as one block and go to three blocks high at the back corner and across the back of the carport.

With steps to the gate (made from same blocks)

The ground between the existing concrete in the carport and the new wall will be sloping back to the wall and then in the direction of the front of the carport as to form a drain the slope of the ground back towards the wall should be no less than 2% (please discuss in site with supervisor prior to commencing work)

Concrete infill to the driveway (talk to the maintenance people as there is a small amount of concrete work to be done on the laundry)

\*\*\* Extra price not to be part of main quote but show the cost please

- Remove the big tree hard on the Western fence line that is on the neighbours land
- **Please don't ask the neighbours or talk to them, if the removal of the tree comes with in our budget I will talk to the neighbours**

#### Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar

All gates to be in good working order

New low level boundary fence to the Eastern side to match the height of the existing timber and wire fence (please talk to the neighbours prior to commencing the work and take care of the plants in the neighbours yard

New low level boundary fence to the western side

#### Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

#### Maintenance

Provide new letter box and numbers

#### Painter

Paint the wing fence and the gate

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## Back Yard

### Landscaper

General clean up and removal of all rubbish  
Cut all over hanging branches on fence line  
Cut and edge all grass  
Concrete path to the cloths hoist  
Service the hoist or replace if needed  
Rake and level the yard bring in fill if required to leave the yard safe and usable  
Remove the three skinny red gums, stumps can stay at ground level and trim the remaining ones  
Remove the little tree down the western side of the house and the little tin fence on the same side  
Relay the slabs at the back door area  
Remove all other slabs ,concrete, bricks and stumps  
Remove the shed and the slabs refill the ground level and seed

### Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar  
All gates to be in good working order  
Replace the rear fence where it is timber and tin

### Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

## House

### House External

#### Electrician

New oyster light front and rear  
1 new circuits breaker with separate R.C.D M.C.B protection for power circuits and R.C.D M.C.B protection for light circuit  
1 main earth (no stake required)  
Earthing for all existing light points  
Safety check and megga test installation  
Allow to supply and fit new globes for all new and existing fittings  
1 light switch under car port fit weather proof H.P.M 616 light fitting and have it two way switched with font light inside  
Provide smoke alarms to comply with by laws

#### Brick Cleaner (if brick)

Light acid clean the exterior walls

#### Painter

To paint all previously painted surfaces and any new as specified (including the front veranda and the inside of the meter box)  
Paint all of the external walls

#### Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available)

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## **Maintenance ( all external timber work to be CCA)**

Fix or replace all damaged fascia, bargeboard or eaves linings  
Replace missing cover batons  
Fix or replace Scotia from eaves  
Fix tile fillets from side of house  
Remove any old brackets, nails or any other obsolete fixtures from barges or fascia  
Hand rail and spindles to the veranda and steps which are to be replaced with CCA remove the existing metal ones  
Replace and cracked or missing cladding  
Replace any damaged or missing goanna boards

## **Plumber**

Relace the floor waste flaps if in poor condition  
Fix any loose pipe work from any where around the house  
Re- root any pipes that run over the verandas or steps  
All grills over any DG or any other out let must be good condition and replace any that are missing  
Fix any cracked or broken DG or any other pipe connections  
Check all of the storm water connections if broken, damaged , buried fix or replace  
Provide the necessary appropriate material to have the storm water directed away from the house footings

## **House Internal**

### **Maintenance**

Remove any old brackets, nails, screws or any other unwanted fixtures  
Remove all the old floor coverings that are loose  
If timber floors, all of the quad must be removed and new MDF provided for the painter to paint, but fitted after the floor has been polished  
Quad to be laid around the fire place as well  
All wooden doors to operate correctly  
All doors, doorframes and architraves are to be in good working order  
Replace all of the door furniture including the cupboard doors and draws  
New door buffers through out  
Front and back doors must have deadlocks and handles that don't interfere with barrier doors  
All exterior doors that replaced are to be weather resistant, solid and with weather strips  
All timber windows, Architraves and frames to operate correctly  
Pin back any loose wall sheets  
Built in cupboards doors to operate correctly, shelves to be in place, replace if in poor condition or missing  
Provide a hanging rail if the one there is in poor condition or is missing  
Check that all the internal panels are secure and in place, if not fix  
Remove any unused brackets of fixtures or replace them so they are usable

### **Electrician**

Replace all light switches  
Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings

### **Plumber**

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

### **Blind Company**

Provide and fit 25mm slim line blinds through out the house

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## **Glazier**

To re wire all fly screens

Replace any cracked chipped or missing glass

Provide winders and screens to any suitable windows

Check all the aluminium windows and doors operate correctly replace any components required

Aluminium window and door hardware to be in good working order and not to look daggy

## **Painter**

To paint all previously painted surfaces and any new as specified including the inside of the fire places(black) and any built in cupboards inside and out

## **Floor sander**

Sand and coat all exposed timber floors with three coat polyurethane system

## **LOUNGE**

### **Maintenance**

Uncover the fire place

Reline all of the walls

Stud out and line under the window with gyprock

### **Electrician**

4 down lights

## **Hall Way**

### **Electrician**

4 Down lights

### **Maintenance**

Patch the wall joints between the two bedroom doors

## **Bed room 1**

### **Maintenance**

Re-line the Northern and the Eastern walls to 1350

## **Bed room 2**

### **Maintenance**

Re-line the western walls to 1800

New door

## **Bedroom 3**

### **Maintenance**

Re-line the walls to the top of the architrave

New door

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## **KITCHEN (look at the drawing)**

### **Maintenance**

Remove all asbestos and horizontal metal jointing strips.

Replace with gyprock and flush ready to paint

Remove plaster rang hood, patch wall, ceiling and cornice

Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moister resistant behind sink)

Remove old tiles

Patch ceiling grill after old light is removed

### **Cabinet maker as per the drawing**

New bench cupboards with inset sink (supplied by others)

New overhead cupboard

New pantry

New overhead with range hood ducted through roof and flashed

### **Tiler**

Splash back and between bench top and underside of overheads, behind stove

### **Plumber**

Remove old taps and nozzles, disconnect sink

Supply and fit new double inset sink with flick mixer type tap alter waste to suit

### **Electrician**

Replace light switches

Reposition GPO for fridge

2 single 36w fluros with diffusers

Replace single power point

1 single power point for range hood

Supply and fit new g.p.o double

Power supply for the under the bench electric oven

### **Floor Coverings**

Vinyl throughout whole of kitchen

## **Bathroom**

### **Maintenance**

Strip the walls of all the asbestosis sheets, fit villa board and flush ready to paint remove the horizontal metal strip and flush

Remove the skirting tiles and the tiles from the bath up stand

Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges

If the bath is being moved allow to rebuild the up-stand ( Please check with plumber)

Moister resistant door if door to be replaced

### **Electrician**

1 single 18w fluro with diffuser and 10" exhaust fan switched to together in bathroom

Remove the string switch and switch the fan with the light

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## **Tiler**

From corner left of mirror all way around bath to left hand architrave of door up to metal joint strip with tile and colour as specified

Ledge and face of bath

Floor and skirting

Raise floor waste

Supply and fit cover strip for edge of tiles

All work is supply and fit

## **Plumber**

Remove the old bath replace, have shower and bath nozzle at opposite ends. With the tap sets on the face wall. Run any new pipe work as necessary before the walls are relined.

Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle

Supply and fit replacements

Move the floor waste out 600 of the wall

## **Glazier**

Supply and fit p.v window with obscure glass

Supply and fit mirror to full length of existing vanity door

Shower screen

## **Cabinet maker**

Make and fix vanity unit free standing 900 x 600 (basin supplied by others)

## **Painter**

Inside and out at existing vanity

## **Toilet**

### **Maintenance**

Remove all of the shelves

Provide a new toilet roll holder

Remove all wall coverings

### **Plumber**

Remove pan, seat flush pipes and replace with new as specified

Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not sure)

### **Glazier**

New P.V window

If the window is louvers then it needs to be replaced and the trenches from the louvers need to be covered with

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush

Remove the concrete up stand from the floor and patch the floor ([talk to landscaper about getting his concreter to do it](#))

Remove any tiles

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## **Plumber**

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

Run pipes for washing machine (if needed) allow for conversion as to fit the inset trough with pipes and waste

Supply and fit new taps

Allow to remove any redundant pipes especial to the right of the window as a broom cupboard is to go in there

Move the floor waste out past the line of the new cupboards

## **Glazier**

Remove existing wooden window with louvres and replace with half fixed, half slide with flywire

## **Electrician**

1 single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position if a conversion of the washing machine and the trough are to happen washing machine to the left of the window

G.P.O for reticulation

## **Tiler**

Allow to retile over the bench cupboard and around the window

Run 1 tile high skirt throughout both toilet and laundry

Up stand for the cupboards to be brick and tiled

## **Floor Coverings**

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme

## **Cabinet Maker**

Bench cupboard with inset sink (supplied by others) and broom cupboard up stand for the cupboards to be brick (the broom cupboard is to go to the right of the window)