

# 8500 11 Gartell St Scope of Works and Budget (Retained)

## RETAINED PROPERTY

### EXTERNAL

#### General Notes

All works to comply with Department Of Housing and Works specifications , architects colour scheme or garden architects plans

#### FRONT YARD

##### Landscaper

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

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

Top dress and aerate lawn

General clean up and removal of rubbish

Remove the timber panels out of the front garden and the remainder of the timber post and rail fence

Remove the old cracked concrete to the right of the driveway Remove the basket ball ring and the copper klogs

Remove the basket ball ring, copper logs, concrete panels for the retaining wall and the rocks

##### 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

Remove the ranch style wing fence to the left of the house and replace with hardies fence

New gates

##### Maintenance

Provide new letter box and numbers

##### Plumber

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

#### 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

Remove the bricks and the rubble including the little retaining wall

Remove the pole

rake out the silver brick joints and rejoin

##### 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

Allow to replace the six sheets inn the rear right hand side of the back yard

##### Plumber

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

#### House

##### House External

##### Electrician

Check that all of the lights are in good working order if not replace

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

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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 if not existing and in good working order

Provide smoke alarms to comply with by laws

## Glazier

Reseal all of the external windows and add angle to them all

Barrier door front and rear slider

## Brick Cleaner (if brick)

Light acid clean the extra walls

## Painter

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

## Roof restorers

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

## Maintenance

Fix or replace all damaged facia, 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 facia

## 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

## House Internal

### Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures

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 layed around the fire place as well

Doors to operate correctly

Check all of the door furniture including the cupboard doors are in good working order

Remove all the old floor coverings

New door buffers through out

Front and back doors must have deadlocks and handles that don't interfere with barrier doors

Pin back any loose wall sheets

Provide man whole covers if needed

Patch hole in wall

Fix Woodden sliding door

### Electrician

Replace light switches that are cracked, faulty, broken, painted of badly faded

Replace all GPO's with doubles

Provide globes for all light fittings

Replace all of the light fittings with baton holders with hats

Provide a GPO no more than 1 meter from the gas out let

### Plumber

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

### Glazier

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To re wire all fly screens  
Replace any cracked chipped or missing glass  
Service any existing barrier doors or provide new for all external doors  
Provide winders and screens to any suitable windows  
Any window without security grills must have key locks

## **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 Coverings**

Strip and seal the existing floors except the kitchen and the wet areas

## **LOUNGE**

### **Maintenance**

Reline the wall where the old airconditioner was  
Reline the northern wall to 1350  
Patch hole in wall

### **Plumber**

Replace vent in lounge room

## **Hall Way 1 ( the short one)**

### **Maintenance**

Rejoint the horizontal joint

## **Hallway 2 ( the long one)**

Reline the walls to 1350 and pin any loose sheets

## **Bedroom 1**

### **Maintenance**

Reline the Northern wall and behind the door 1350  
New door

## **Bedroom 2**

### **Maintenance**

Pin the loose sheets on the eastern wall  
Reline the western wall to 1350  
Reline the wall around the light switch

## **Bedroom 3**

### **Maintenance**

Reline the wall behind the door and the eastern wall to 1350  
Reline around the light switch

## **Bedroom 4**

### **Maintenance**

Reline around the light switch  
Reline all of the walls to 1350

## **Bedroom 5**

### **Maintenance**

Reline around light  
All walls to be 1350

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Patch behind door

## Telecommunications

New telephone point

## Maintenance

Reline around the light switch

Reline all of the walls to 1350

## KITCHEN

### Maintenance

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)and the fridge recess

Strip All tiles

Reline walls 1350 East and South

### Cabinet maker

Replace kitchen as is

### Tiler

New tiles as is

### Plumber

Replace waste pipe

New inset single bowl

### Electrician

Replace single power point

New fan cover

### Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish)Tiles not sheet

Replace to match existing

## Bathroom

### Maintenance

Patch holes

Strip tiles,excluding floor

### Electrician

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

New fan Cover

### Tiler

New tiles around the bath and skirting

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Waterproof

Soardish

### Plumber

Supply a basin taps, nossel and fit

New shower head

### Glazier

Supply and fit p.v window with obscure glass

Supply and fit mirror to full length of existing vanity door

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Shower screen if particle or a shower curtain rail

## **Cabinet maker**

Fix Cabinet door

## **Painter**

Inside and out at existing vanity

## **Bath recoater**

Bath

## **Shower 2**

### **Maintenance**

Strip all white vertical tiles

Provide new curtain rail

### **Tiler**

Waterproof

Retile

### **Plumber**

Reuse existing tapware

## **Toilet 1**

### **Maintenance**

Remove all of the skirting tiles

Provide a new toilet roll holder

### **Plumber**

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

New dual flush system as specified

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

### **Glazier**

Fly wire on window

## **Toilet 2**

### **Maintenance**

Reline behind door

Strip tiles

### **Plumber**

New dual flush,pan,flap

## **Laundry**

### **Maintenance**

Strip all white tiles

### **Plumber**

New grill for floor waste

Run pipes for washing machine (if needed)

Replace existing tapware

Allow to remove any redundant pipes

If the steel trough and cabinet is rusty replace

### **Glazier**

Put on winder,new flywire with magi flap

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## **Electrician**

1single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position

## **Tiler**

Run 1 tile high skirt throughout both toilet and laundry and around new trough

Replace cracked or missing floor tiles

## **Floor Coverings**

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