

EXTERNAL

General Notes

All works to comply with specs, 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 rubbish

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

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

Any area that is to be mulched must have three inches of soil removed and the ground sprayed for grass at least two weeks before mulch is put in place

Allow \$300 for the purchasing and planting of plants

Retic system and controller same as the one on the houses (Lawn and garden beds)

Top dress and aerate lawn

General clean up and removal of rubbish

Remove all of the plant life that has grown any where on the house be it dead or alive

Remove all of the rubbish and foreign matter from under the house

Paving as per the drawing

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 eastern boundary fence as per the drawing

Carport Contractor

Build a carport to one of the ESE Carport design Positioned as specified

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

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

Move the cloths hoist to 5 meters off the rear of the house and about 3 meters of the eastern fence line

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

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

Glazier

New barrier door hung to suit the existing door

Painter

To paint all previously painted surfaces and any new as specified (including the front veranda and the inside of the meter box) including the extra stumps which will be put in and the goanna board and the new timber work out the front

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 All exterior work to be out of CCA

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

Replace the western exterior cover beam on the veranda floor

Remove the barrier part of the veranda in front of the door and replace it with hand rail and spindles

Remove the steel hand rail and replace with hand rail and spindles as above mentioned

Remove the treads and replace with CCA

Replace rotten or missing goanna board and have them all evenly spaced

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 laid around the fire place as well

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

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

All timber windows to operate correctly

All rear doors to have seals and they are to be in good working order

All timber doors to be in good working order

New front door solid

New doors through out

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

Glazier

To re wire all fly screens

Replace any cracked chipped or missing glass

Service any existing barrier doors or (provide new only for the front)

Provide winders and screens to any suitable windows

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

Entrance Foyer

Maintenance

Reline the northern and western walls full height

LOUNGE

Maintenance

Reline all of the walls to full height and look at the kitchen drawing for the removal of wall

Electrician

6 down lights

Glazier

Allow to putty the French doors all the way around each piece of glass

Hall Way

Electrician

Fluro

Maintenance

Reline the walls to full height

Replace the floor boards where they are missing or damaged by white ants or rot only allow for the labour not the material as they will be provided (speak to the supervisor for access)

Bed room 1

Maintenance

Reline all of the walls

Replace the floor boards where they are missing or damaged by white ants or rot only allow for the labour not the material as they will be provided (speak to the supervisor for access)

Bed room 2 (Big one)

Maintenance

KITCHEN (look at the drawing)

Maintenance

Remove all asbestos and vertical 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

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

Bathroom

Maintenance

Totally strip the walls, floor and the bath up stand
Remove the wall between the bath and the shower
Redo the floor in compressed sheeting and the walls in villa board flushed

Electrician

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

Tiler

From corner left of mirror all way around bath to and the shower to the architrave of door. The height should be same as the top of door architrave
Ledge and face of bath
Floor and skirting
Supply and fit cover strip for edge of tiles
All work is supply and fit

Plumber

Reuse the bath with the tap sets on the southern 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
If the floor wast id in the wrong spot allow to move as the floor will be coming up

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen between the bath and the shower after the wall is removed

Cabinet maker

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

Painter

Inside and out at existing vanity

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder
Remove all wall coverings
Reline walls with cracks or patches in them

Plumber

Remove pan and flap
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 sure)

Glazier

New fly wire on window

Laundry

Maintenance

Remove batons from ceiling and flush
Remove cover batons from walls and flush
Remove any tiles
Remove the timber fly door
Reline walls with cracks or patches in them

Plumber

Supply and fit new taps

Glazier

Remove existing wooden window with louvres and replace with half slide and fixed 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
G.P.O for reticulation

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme
Allow to remove the floor coverings in the laundry and the toilet
Screed to level the floor and lay sheet vinyl through out the laundry toilet and the open area which will be enclosed

Rear open area

Replace the floor boards where they are missing or damaged by white ants or rot only allow for the labour not the material as they will be provided (speak to the supervisor for access)
The western wall to be completed in a way as to return to enclose the area along the northern wall. Lined both inside and out to match the existing with a rear door and jamb weather resistant.
Replace any of the subfloor which need to be
Line the ceiling on the rake