

8500 12 Balfour Rd Scope

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

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

Remove all sheeting, and other rubbish away from the house

Cut and clear 1m wide strip around perimeter of the house prior to all work starting to allow maintenance access to the substructure.

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 hardies sheets on the left hand side of the property at both low and high level back to the gates

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, move the hoist closer to the house

Rake and level the yard bring in fill if required to leave the yard safe and usable

Trim down the existing trees and tidy up

Remove plants down the side of the house

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

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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)

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 external timber work to be 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

Hand rail and spindles to the veranda and steps which are to be replace with CCA treads and stringers

Replace and cracked or missing cladding

Replace any damaged or missing dog boards

Remove the windows from the front veranda

Remove the cladding from the hand rail down

Leave the existing uprights

Add a capping to the existing horizontal to make a hand rail

New front steps

Remove all of the wire and rope from the underside of the rafters

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

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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

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 including the front veranda

Entrance Area

Maintenance

Remove the cupboard

Re-line all of the walls

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Electrician

2 down light s in the centre line of the room

LOUNGE

Maintenance

Re-line all walls the three walls that are not being removed.

Electrician

6 down lights

Hall Way

Electrician

3 down lights

Maintenance

Re-line all of the walls

Bed room 1

Maintenance

New door

Re-line all of the walls

Bedroom 2

Maintenance

Re-line the Western wall

Patch under the window

New door

Bedroom 3

Maintenance

Re-line walls as required

KITCHEN

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

Cabinet maker as per the drawing

New bench cupboards with inset sink (supplied by others)

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New overhead cupboard
New pantry in chimney with doors
New overhead with range hood ducted through to roof space

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
Supply gas to hob (don't run gas pipe through the cupboard please)

Electrician

Replace light switches
Reposition GPO for fridge
5 down lights talk to supervisor about the position of the lights
Replace single power points
1 single power point for range hood
Supply and fit new g.p.o double
Power supply for the under the bench electric oven

Toilet, Bathroom and laundry area's

Maintenance

Remove all of the asbestos sheeting from the walls and the ceilings re-line using gyp-rock and villa board where it is required

Plumber

Allow to move the floor waste in the bathroom and laundry if required when the floors are removed

Tiler

Skirting tiles through out

Floor coverings

Vinyl through out

Bathroom

Maintenance

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

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 left hand architrave of door up to metal joint strip with tile and colour as specified
Ledge and face of bath
Skirting
Raise floor waste

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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

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

Provide a new toilet roll holder

Plumber

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

Glazier

New fly wire on window

Laundry

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

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
G.P.O for reticulation

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Tiler

Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard

Rear Door Area

Maintenance

Replace the asbestos wall and ceiling linings
Fix the floor and the rear door are it have vinyl over it

Floor sanders

Sand the existing boards so that they are flatter for the masonite to be laid on

Floor coverings

Masonite over the floor boards and then lay vinyl after the boards have been sanded down flat

Glazier

Fixed panel of glass near the rear door remove existing louvers and finish off any related works to make it a finished job

Rear Bedroom

Maintenance

Remove all of the asbestos and re-line
Stud out around the window so that it is all flush once relined

Floor coverings

Carpet