

8500 12 Dickson Drv Scope of Work Revised

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
Stumps from removed trees must be below the ground level
Top dress and aerate lawn
No green waste to go in the skip bins
Allow to remove all of the rubbish
Allow to maintain lawn throughout refurbishment
Lay slabs 2 deep and width of carport at gate end.

Fencing Contractor

All gates to be in good working order,
Drop bolts on all double gate must go into a metal tube in concrete

Maintenance

Provide new letter box and numbers (check with supervisor for position)

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 and move to 3 meters from the house
Ground to be left even and level
Remove all small barrier walls, BBQ and all other rubbish
Shed to remain - clean out and remove the build up from around it
Remove 2 big trees and all little shoots and shrubs

Fencing Contractor

All gates to be in good working order
Drop bolts on all double gate must go into a metal tube in concrete

Plumber

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

Electrician

Remove the power point in the middle of the back yard

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
Earthing for all existing light points

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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 front light inside if not existing and in good working order

Provide smoke alarms to comply with by laws

Brick Cleaner (if brick)

Light acid clean the external walls

Painter

All previously painted surfaces (including the front veranda and the inside of the meter box)

Meter box inside and out

Roof restorers

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

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

Remove shade cloth and structure and eaves extension from front veranda

Steel handrail all way round except for steps

90 x 35 top and bottom and 50 x 50 uprights

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

Bricklayer

Patch the brick work

Painter

Carport

House Internal

Insulation

Insulate the ceiling space as per the Homes West Spec

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

Solid rubber door buffers through out as required

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

All cupboards to be in good working order inside and out

Electrician

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

Replace all GPO's with doubles

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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

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
Locks on sliding doors must be of a high working standard
Provide winders and screens to any suitable windows
Any window without security grills must have key locks
Any mirrors inside of cupboards must be in good condition and secured correctly

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

Remove door bell and patch
Reline walls 1350
Cover fire place

Electrician

Remove fan

HALL

Maintenance

Reline northern wall 1350

BEDROOM 1

Reline walls to 1350
Fix door stop
Ensure all cupboard doors operate correctly

BEDROOM 2

Painter

Patch cupboard door

Maintenance

Reline northern wall to 1350
Remove vinyl from inside cupboard
Ensure all cupboard doors operate correctly

Electrician

Remove the fan and all components

BEDROOM 3

Maintenance

Reline north and south walls to 1350

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KITCHEN

Maintenance

Remove panelling. If wall behind in good condition leave, if not, replace with gyprock.

Cabinet maker

Leave the cupboards as they are replace the tops and extend the top from the right hand of the sink to the wall with no cupboards underneath

Tiler

Splash back and between the bench top and the over heads and behind the stove

Electrician

Replace single power points
Remove the exiting power source for the stove
Remove the fans

Floor Coverings

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

Plumber

Run gas for the stove

Bathroom

Maintenance

Remove the vanity on the Western wall

Electrician

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

Tiler

Around the bath as per the specs
Ledge and face of bath
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting

Plumber

Supply a basin taps, nossel and fit

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen if particle or a shower curtain rail

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

Remove all of the skirting tiles
Provide a new toilet roll holder

Plumber

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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

New fly wire on window

Laundry

Maintenance

Remove old flume hole and patch ceiling

Line western wall up to ceiling

Plumber

New grill for floor waste

Run pipes for washing machine (if needed)

Supply and fit new taps

Allow to remove any redundant pipes

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

Tiler

Run 1 tile high skirt throughout both toilet and laundry

Floor Coverings

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