

8500 14 Jinda Rd Scope 2

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

Cut the hump out of the front right hand side of the yard level out to drive.

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

- Remove all of the trees hard on the southern fence line that are on the neighbours land
- **Please don't ask the neighbours or talk to them, if to removal of the trees comes with in our budget I will talk to the neighbours**
- **If we do the fence panels will be removed first**

Concrete drive to run 500 past the gates

Fencing Contractor(look at the drawings)

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

Move the existing gate back to in line with the rear of the house

Southern boundary fence to be replaced from the brick fence back to in line with the new position of the gate

Northern wing fence to be new at 1800 and set just in front of the chimney.

Northern boundary fence new at 900 and raked up to 1800 to suit

White picket fence across the front boundary and on the other side of the driveway to meet the rendered wall

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

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Rake and level the yard bring in fill if required to leave the yard safe and usable
Trim tree level out the ruts

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

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

New colour bond gutters and down pipes including those on the carport (connect to storm water if available)

Remove the asbestos roof sheets and replace with colour bond

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

Remove the barriers off the front veranda

Re-do the front veranda in reeded CCA decking

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 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 or 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

LOUNGE

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Maintenance

Reline
Northern wall completely
Southern and Eastern walls to 1350

Electrician

4 down lights
Remove the fan and the controller

Hall Way

Electrician

3 down lights

Maintenance

Reline the western wall near the lounge to 1350

Bed room 1

Maintenance

Scrape out the vertical joints and re-flush

Bed room 2

Maintenance

Scrape out the vertical joints and re-flush

Bedroom 3

Maintenance

Scrape out the vertical joints and re-flush
New ceiling and cornice

KITCHEN

Maintenance

Remove all asbestos and vertical metal jointing strips. Replace with Gyprock and flush ready to paint
Remove plaster range hood, patch wall, ceiling and cornice
Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moisture 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

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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 (not through the cupboards)

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 (if not suitable to polish)

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
Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges
Remove the existing shaving cabinet
Remove the floor and replace with compressed cement sheeting leave ready to tile
New moister resistant door

Electrician

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

Tiler (new compressed sheet floor going in)

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
Brick up-stand for vanity

Plumber

Have shower and bath nozzle at western end. 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

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Make and fix vanity unit 900 x 600 to have brick up-stand (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

Remove wall and ceiling linings

Reline with gyprock using water resistant sheets near the areas that will have water near them

Remove the floor and replace with compressed cement sheeting leave ready to tile

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 sure)

Glazier

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

Tiler

Floor and skirting

Laundry

Maintenance

Remove wall and ceiling linings

Reline with gyprock using water resistant sheets near the areas that will have water near them

Remove the floor and replace with compressed cement sheeting leave ready to tile

Plumber

Remove old trough (replace after the walls are re-sheeted store in safe place)

New grill for floor waste

Washing machine taps to be centred

Supply and fit new taps and nozzles to all in laundry

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 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 trough and behind the washing machine
Run 1 tile high skirt throughout both toilet and laundry
Floor and skirting

Cabinet Maker

Broom cupboard 600 **no Bench cupboard**