

8500 14 Koolgo 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

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 off the trees and the shrubs to the left of the driveway

Fencing Contractor

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

New double gates to go 5 metres back from the front of the house with fence panels either side

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

Remove all paths, sheds, trees stumps and all concert blocks

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

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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

Run TV antenna wire concealed with point out let in side

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 timber work on the out side 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

New meter box door

Replace any cracked chipped or damaged sheets of cladding

Remove the front barrier on the veranda replace with hand rail and spindles

Allow to fix the front veranda including floor boards and the sub frame if required

New front door

Replace any missing, damaged or rotten goanna boards and nail back any loose ones

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

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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 all loose wall sheets
All timber windows to operate correctly
All rear doors to have seals and they are to be in good working order

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

LOUNGE

Maintenance

Reline the Northern wall
Southern wall to be relined in the top corner not around the door

Electrician

4 down lights

Hall Way

Electrician

2 Down lights

Maintenance

Reline the western wall near the lounge door

Bed room 1

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Maintenance

Scape out the joints and re-flush the walls

Electrician

Remove the fan 4 down lights

Bed room 2

Maintenance

Reline the northern wall

Scratch and patch the Western wall

KITCHEN

Maintenance

Remove all asbestos and vertical metal jointing strip. Replace with Gyprock and flush ready to paint

Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moisture resistant behind sink)

Remove old tiles

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

Plumber

Remove old taps and nozzles, disconnect sink

Supply and fit new double inset sink with flick mixer type tap alter waste to suit

Gas for hob

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

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Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush

Remove the skirting tiles and the tiles from the bath up stand

Remove the existing concrete floor and replace with compressed sheeting

If once the concrete floor had been removed it is clear that the sub floor is damaged please in form the supervisor and he will issue an order for and extra if necessary to replace the floor structure

New 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

Floor and skirting

Raise floor waste

Supply and fit cover strip for edge of tiles

All work is supply and fit

Plumber

Remove the old bath replace have the bath 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

Move the floor waste out past 600 off the wall

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

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

If once the concrete floor had been removed it is clear that the sub floor is damaged please in form the supervisor and he will issue an order for and extra if necessary to replace the floor structure

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)

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Glazier

New fly wire on window

Laundry

Maintenance

Remove batons and vents from ceiling and flush

Remove cover batons from walls and flush

Remove any tiles

Remove the existing concrete floor and replace with compressed sheeting

If once the concrete floor had been removed it is clear that the sub floor is damaged please inform the supervisor and he will issue an order for and extra if necessary to replace the floor structure (also in the toilet)

Plumber

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

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

Tiler

Behind the trough and the washing machine

Skirting tile

Tile the floor in the laundry and the toilet

Floor Coverings

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

Cabinet Maker

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

Rear Entrance Hall

Maintenance

Strip the walls and the ceiling and remove the rear door and the stud work around it

Reline the walls and the ceiling with gyprock once the plumber has concealed his pipe work

Rebuild the stud work and build in a extra doorjamb and door with weather seal in it.

Reline the extra of the stud work with similar looking material to existing

Flooring

Masonite and vinyl

Plumber

Conceal all pipes possible

Sleep-out

Maintenance

Remove the cover-strips off the walls and ceiling and flush

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Glazier

Remove the louvers and fit half fixed half sliding aluminium

Electrician

Fluro