

8500 16 Astroloma Pl 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

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

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

Clean out the existing garden beds and mulch

Trim the plants and the trees that are existing

Retic the lawn are to the right of the driveway

Lift the existing paving at the front between the drive and the house and relay level with a soak well and drain in the middle

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

Maintenance

Provide new letter box and numbers

Remove the sheeting and the shade cloth from the structure between the carport and the house leave the timber rafters

Painter

Paint the gates and the wing fences

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 the log structure that has bricks in it

Remove the tree next to this structure

Pull up the paver next to the concrete slab

Move the basketball hoop so that it can be used when bouncing the ball on the concrete slab

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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Replace the eastern fence that has been broken

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

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

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

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House Internal

Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures

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

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

Plasterer

To patch all of the wall in the house that are cracked or otherwise damaged

LOUNGE

Maintenance

New ceiling and cornice

Bricklayer

Patch the hole where the air con was

Electrician

4 down lights

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Dinning Area

Maintenance

New cornice

Tiler

Floor tiles to the dining area and the kitchen allow \$30 m2

Electrician

4 Down lights

Hall Way

Electrician

3 Down lights

Maintenance

New ceiling cornice

KITCHEN

Maintenance

Remove old cupboards, pantry and overhead cupboards

Remove old tiles

Remove the walls as per the drawing and support the ceiling and roof in accordance with the BCA

Cabinet maker as per the drawing

New bench cupboards with inset sink (supplied by others)

New overhead cupboard

New overhead with range hood ducted through roof and flashed

Tiler

Splash back and between bench top and underside of overheads, behind stove and floor allow \$30 m2

Plumber

Remove old taps and nozzles, disconnect sink

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

Alter the gas if required for oven

Electrician

Replace light switches

Reposition GPO for fridge

4 Down lights

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

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Bathroom

Maintenance

Strip the walls of all the vertical tiles

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

Electrician

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

Tiler

Retile as they were after waterproofing including the floor

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 old basin, taps, shower rose, shower taps and all bath taps and nozzle

Supply and fit replacements

New bath

Glazier

Supply and fit mirror

Shower screen

Cabinet maker

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

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

Maintenance

Remove any tiles on the walls

Plumber

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

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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

1single 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

Allow to retile over the bench cupboard and around the window

Run 1 tile high skirt throughout both toilet and laundry and the floor in laundry and toilet

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard as per the drawing