

# 8500 17 Gladstone Sope of Works and Budget

## 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  
To provide kerbing to the boarders 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 of the bricks which have been used as garden kerb

#### 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

#### Carport Contractor

Skillion patio over the slab at the rear of the house

#### Plumber

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

#### Maintenance

Provide new letter box and numbers  
Lower the existing carport back to the original height

## 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  
Remove the stumps and the slabs on the western fence line  
remove the labs and other structur from the rear right hand corner of the yard level and seed  
Trim the big tree right back  
Remove the dead tree off the Eastern fence line

#### 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 eastern and northern fences

#### Glazier

Replace the louvers from the shed and replace with fixed panel

#### Painter

Paint the exteria of the shed

#### Electrician

Remove any of the existing power to the shed and leave it in a safeway

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## Plumber

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

## 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 front light

Provide smoke alarms to comply with by laws

#### Glazier

New barrier door hung to suit the existing door

#### Brick Cleaner (if brick)

Light acid clean the extra 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

Patch the front door and frame

New CCA handrail and spindels opening to suit position of new step out towards the driveway

Replace the sheets which are broken at the rear of the building

CCA Hand rail and spindels around the rear veranda of the house

#### 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 layed 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

New door buffers through out

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Front and back doors must have deadlocks and handles that don't interfere with barrier doors

Pin back any loose wall sheets

All timber windows 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 or sand and varnish

## **Floor sander**

Sand and coat all exposed timber floors with three coat polyurethane system

## **LOUNGE**

### **Plumber**

Gas bayonet and vents

### **Electrician**

6 down lights

Gpo for the gas boynet no more than 1 meter from the out let

## **Hall Way**

### **Electrician**

Fluro

## **Bed room 1**

### **Maintenance**

Resheet the section left of the window full height

Resheet directly right of the door full height

## **Bed room 2**

### **Maintenance**

Re-sheet all walls to 1350

## **Bedroom 3**

### **Maintenance**

Reline the nothern wall to 1350

## **KITCHEN (As per the drawing)**

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## **Maintenance**

Remove all asbestos and vertical metal jointing strip. 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  
Patch ceiling grill after old light is removed  
Remove the wall Support the roof and patch ceiling all works to comply with the BCA

## **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

## **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  
Remove the skirting tiles and the tiles from the bath up stand  
Allow for the plumber to rerun the pipes before

### **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 with Decina Modena 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

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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

## **Toilet**

### **Maintenance**

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

### **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)

### **Glazier**

Fly wire on window

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush  
Remove cover batons from walls and flush  
Remove any tiles  
Remove the old shelf  
Replace the broken sheet below the window

### **Plumber ( washing machine to go on the right hand side of the window)**

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 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

### **Tiler**

Allow to retile over the bench cupboard and around the window  
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

### **Cabinet Maker**

Bench cupboard with inset sink (supplied by others) and broom cupboard to the left side of the window

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