

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

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 low level sheets on both boundary fences

Re-sheet the gates

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

Remove the BBQ the rocks

Move the cloths line closer in towards the house

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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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 (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

Repair or replace the metal facia that is dented

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 , 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
All wooden doors to operate correctly
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
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
Remove all of the curtain batons
Remove all of the sill tiles

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

Tiler

Tile all of the window sills

Plasterer

Patch all walls as required

LOUNGE

Floor coverings

Carpet

Electrician

4 down lights

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Entrance

Electrician

1 Down light

Maintenance

MDF panel over the triangle void a the front entrance

Hall Way

Electrician

Fluro

Maintenance

New shelves in the linen cupboard after the walls have been fixed

Bed room 1

Floor Coverings

Carpet

Bed room 2

Floor Coverings

Carpet

Bedroom 3

Floor Coverings

Carpet

KITCHEN /DINNING

Maintenance

Remove plaster rang hood,patch, ceiling and cornice
Remove old cupboards, pantry and overhead cupboards
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

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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 (don't run gas pipe through the cupboard please)

Electrician

Replace light switches
Reposition GPO for fridge
26 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

Floor Coverings

Floating floor kitchen and dinning area and front entrance area

Bathroom

Maintenance

Strip the walls tiles
Remove the skirting tiles and the tiles from the bath up stand and window sill
Remove the medicine cupboard
Remove the shower screen
New towel rail

Electrician

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

Tiler

Replace all of the tiling as is including the shower hob and floors
Water proof shower and bath area's

Plumber

Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
New basin

Glazier

Make the existing large obscure glass window into a p.v window
Supply and fit mirror
Shower screens and sliding door

Cabinet maker

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

Bath Re-coater

Bath

Toilet

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Maintenance

Remove all of the skirting tiles
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 wall tiles
Sort out some sort of a sill for the rear door and place a weather strip in it

Plumber

Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste
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 to be inside broom cupboard will run cupboard to ceiling so you can chase wall with out having to patch.

Tiler

Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry and floors

Cabinet Maker

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