

# 8500 18 Banjine 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

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

Remove the tree on the right hand 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

Left side wing fence and the side sheets of asbestos to be replaced

Right side replace the asbestos sheets back to the gates (once the tree is gone that is on the fence line)

#### 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

New catch to the meter box

### 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

Allow 15 meters of concrete for the path and a new cloths hoist ( ask Dave for position once work has started)

Remove the white gum, that leans over the fence

Remove the shed and the fence panels ,cloths hoist , path little metal grill that is attached to the carport post

#### 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)

Allow to paint all of the external walls

Paint the carport structure

#### **Roof restorers**

Full roof restoration and new gutters and down pipes if needed 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

Replace and cracked or missing cladding

#### **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

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

### Maintenance

New door to the lounge

Remove the azzi panels below the windows stud out and line inside and out side use hardies plank

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## **Electrician**

6 down lighs

## **Plumber**

Gas to the fire place

## **Hall Way**

### **Electrician**

Fluro

### **Maintenance**

Reline the walls as required

## **Bed room 1**

### **Maintenance**

Reline the southern wall  
Reline the northern wall to 1350  
New door

## **Bed room 2**

### **Maintenance**

Reline the northern wall patch others  
New door  
New cupboard door

### **Bedroom 3**

Reline the northern and eastern walls  
Patch others as required  
New door

### **Maintenance**

## **KITCHEN**

### **Maintenance**

Remove all asbestos and vertical metal jointing strips.  
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

### **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

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## **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

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

## **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

If the bath is being moved allow to rebuild the up-stand ( Please check with plumber) as may be set higher off floor)

Moister resistant door new

### **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 right 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, please set higher off the floor than it is, 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

Supply and fit mirror to full length of existing vanity door

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Shower screen

## **Cabinet maker**

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

## **Painter**

Inside and out at existing vanity

## **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 P.V window

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush

Remove any vents in the ceiling and make good the ceiling

Remove any tiles

Sort out some sort of a sill for the rear door and place a weather strip in it

New door to kitchen

Stud out the opening to the rear yard and new door and line external with hardy plank

### **Plumber**

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 fixed, half slide 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 (allow for a 1 brick kicker tiled under the trough cupboard)

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## **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 off floor