

# 8500 18 Dickson 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 the stump in the front yard

Remove the bottle brush closest to the drive

#### **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

Both side fences to go to the boundary at low level

#### **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 of the trees and the shrubs except for the one with the purple flowers

Remove all of the brick paving and the slabs

Remove the shed structure

#### **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

# 8500 18 Dickson Scope

## 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

#### Glazier

New barrier door hung to suit the existing door

#### 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

Replace the barge at the rear of the house on the western gable and the rear extension

Metal hand rail and spindles on the front veranda

Relace the panels below the front windows with villa board

New meter box door

New facia along the veranda

Replace the broken ceiling linings on the front veranda

Bird board

#### 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

# 8500 18 Dickson Scope

## 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

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 any loose wall sheets

All timber windows to operate correctly

All rear doors to have seals and they are to be in good working order

Check all of the timber door frames 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

Open up the fire place

Reline the Southern and Western walls to 1350

Reline the eastern wall left of the fire place

Replace the panel below the front window

# 8500 18 Dickson Scope

## **Electrician**

4 down lights

## **Hall Way**

### **Electrician**

Fluro

### **Maintenance**

Patch the holes in the walls

## **Bed room 1**

### **Maintenance**

Patch the nail marks on the walls

## **Bed room 2**

### **Maintenance**

Replace the cupboard door suitable to paint  
Patch holes in the walls

## **Bedroom 3**

### **Maintenance**

Reline as marked on the walls

### **Cabinet Maker**

New doors for the cupboard to match

## **KITCHEN**

### **Maintenance ( as per the drawing)**

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

Rehang the door to the laundry so it opens into the laundry

### **Cabinet maker as per the drawing (read all of the scope as there are doors required in the bedroom)**

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**

# 8500 18 Dickson Scope

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  
Check all the hinges

### **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  
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

# 8500 18 Dickson Scope

## **Toilet**

### **Maintenance**

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

### **Glazier**

New fly wire on window

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush  
Remove cover batons from walls and flush  
Remove any tiles  
Line the top of the wall to the ceiling on the western wall  
Remove the vent and patch

### **Plumber( washing machine to the right 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 left of the window)