

# 8500 2 Dickson Scope of work

## RETAINED PROPERTY

### EXTERNAL

#### General Notes

All works to comply with Department Of Housing and Works specifications , architects colour scheme or garden architects plans

#### FRONT YARD

##### Landscaper

General clean up and removal of rubbish  
Stumps from removed trees must be below the ground level  
Top dress and aerate lawn  
No green waste to go in the skip bins  
Allow to remove all of the rubbish  
Leave the trickle system that is there

##### Fencing Contractor

All gates to be in good working order,  
Drop bolts on all double gate must go into a metal tube in concrete  
Move the Eastern wing fence forward to 2.5 metres behind the gas meter  
Finish the fence from the gates to the boundary

##### Maintenance

Provide new letter box and numbers (check with supervisor for position)

##### Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water  
Put in a soakwell for the rear western down pipe on the carport

##### Painter

Wing fences and the gates  
Carport

#### 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  
Ground to be left even and level  
Remove all of the slabs, bricks and any concrete  
Concrete path to the cloths hoist  
Remove all the plants and the all components of the chook yard

##### Fencing Contractor

All gates to be in good working order  
Drop bolts on all double gate must go into a metal tube in concrete

##### Plumber

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

#### House

##### House External

##### Electrician

Check that all of the lights are in good working order if not replace

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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  
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 if not existing and in good working order  
Provide smoke alarms to comply with by laws

### **Brick Cleaner** (if brick)

Light acid clean the external walls

### **Painter**

All previously painted surfaces (including the front veranda and the inside of the meter box)  
Front veranda  
Meter box inside and out  
Patch and paint the front veranda  
External walls to the front of the house

### **Roof restorers**

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) if required

### **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  
Replace the piece of gable lining where the old vent pipe was on the Western gable  
Bird board where ever it is practical

### **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**

### **Insulation**

Insulate the ceiling space as per the Homes West Spec

### **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 ( except for in the Kitchen)  
New solid rubber door buffers through out as required  
Front and back doors must have deadlocks and handles that don't interfere with barrier doors  
Pin back any loose wall sheets  
Provide man whole covers if needed  
All cupboards to be in good working order inside and out  
Remove the front door bell

### **Electrician**

Replace light switches that are cracked, faulty, broken, painted of badly faded

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Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings with baton holders with hats which need it  
Provide a GPO no more than 1 meter from the gas out let

### **Plumber**

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

### **Glazier**

To re wire all fly screens  
Replace any cracked chipped or missing glass  
Service any existing barrier doors or provide new for all external doors  
Locks on sliding doors must be of a high working standard  
Provide winders and screens to any suitable windows  
Any window without security grills must have key locks  
Any mirrors inside of cupboards must be in good condition and secured correctly

### **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**

Cover the fire place and use skirting around the edge to finish it off

### **Plumber**

Gas bayonet

### **Bedroom 1**

#### **Maintenance**

Patch the cupboards inside

### **Bedroom 2**

#### **Maintenance**

Reline the walls to 1350  
New shelve and hanging rail in the cupboard

#### **Cabinetmaker**

New doors for the cupboard

### **Bedroom 3**

#### **Maintenance**

Reine the walls to 1350

## **KITCHEN**

### **Maintenance**

Remove plaster rang hood, patch wall, ceiling and cornice  
Remove all of the tiles

### **Cabinet maker ( no drawing and there is some work in one of the bedrooms so read the scope)**

Exept for the following replace the kitchen as it is  
Additional bench top from the left of the sink to the corner with no cupboards under it  
Leave the overheads put on new doors

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## **Tiler**

Behind the sink, up to the over head and behind the stove

## **Plumber**

New sink not with flick mixer

## **Electrician**

Replace single power points

## **Floor Coverings**

Patch the floor with allowing about 12 new tiles if the new can match other wise allow to replace them all

## **Bathroom**

### **Maintenance**

Fix the souround to the window

New curtain rail

### **Electrician**

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

### **Tiler**

Around the bath as per the specs

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Floor

Soap holder

### **Plumber**

Supply a basin taps, nossel and fit

### **Glazier**

Supply and fit p.v window with obscure glass

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

### **Bath recoater**

Bath

## **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

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 repalce it existing

## **Laundry**

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### **Maintenance**

Remove the tiles from around the trough and the window sill  
Rear door seal

### **Plumber**

New grill for floor waste

### **Glazier**

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

### **Electrician**

1single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position

### **Tiler**

Run 1 tile high skirt throughout both toilet and laundry window sill and around the trough

### **Floor Coverings**

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme