

8500 2 Kallara Scope of Works and Budget

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| 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 all of the plants except for the palms |
| Remove the white gum and stump grind |
| Have the vents in the walls replaced or fixed |
| Remove the existing concrete front porch slab and pave same as the drive and path |
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| 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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| Carport Contractor |
| Build a carport to one of the ESE Carport design Positioned as specified design 1 |
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| Plumber |
| Move any free standing taps against the house |
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| Maintenance |
| Provide new letter box and numbers |
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| Back Yard |
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| 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 |
| Trim the trees right back |
| Remove the stump |
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| 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 |
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| House |
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| House External |
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| 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 |
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| Brick Cleaner (if brick) |
| Light acid clean the extra walls |

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| 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 |
| Remove the asbestos roof sheeting and replace with colour bond sheets including the gutters and down pipes (connect to storm water if available) |
| Maintenance |
| Fix or replace all damaged fascia, 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 fascia |
| Replace the front barges |
| 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 |
| Front and back doors must have deadlocks and handles that don't interfere with barrier doors |
| Pin back any loose wall sheets |
| Fix the front door frame |
| Electrician |
| Replace all light switches |
| Replace all GPO's with doubles |
| Provide globes for all light fittings |
| Replace all of the light fittings |
| New globes through out |
| 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 |
| Have the front door to swing the other way to suit the front door |
| 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 |
| Maintenance |
| Patch the walls |
| Electrician |
| 6 down lights (four in the big area and two in the small area) |
| Tiler |
| Tile the Hearth vertical and horizontal |
| Plumber |
| Re-run the gas pipe and new bayonet in the fire place |

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| Hall Way |
| Electrician |
| Fluro |
| Maintenance |
| Remove the linen cupboard and fill in the wall |
| New man hole cover |
| Bed room 1 |
| Maintenance |
| Remove the vents and patch |
| Bed room 2 |
| Maintenance |
| Remove the vents and patch |
| Bedroom 3 |
| Maintenance |
| Remove the vents and patch |
| KITCHEN |
| (To be read in conjunction with the drawing) |
| 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 |
| Fill in the entrance to the kitchen from the hall |
| Cabinet maker |
| 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 run his pipes before resheeting |
| Remove the ceiling and patch |

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| 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 |
| Move the vanity to the right as to miss the floor waste |
| 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) |
| Move the vanity to the right as to miss the floor waste |
| Painter |
| Inside and out at existing vanity |
| Bath recoater |
| Bath |
| Toilet |
| 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 |
| Above works are only if the existing are in poor condition or are not dual flush |
| Glazier |
| Fly wire on window |
| Laundry |
| Maintenance |
| Remove batons from ceiling and flush |
| Remove cover batons from walls and flush |
| Remove any tiles ceramic or vinyl |
| Plumber |
| Remove old taps and nozzle replace |
| Supply and fit new as specified |
| New grill for floor waste |
| Allow to remove any redundant pipes |
| Fix floor waste |
| Glazier |
| Winder and fly screen |
| Electrician |
| 1single 36w defuses in laundry |
| Replace washing machine switch with double GPO move up |
| 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 |
| Broom cupboard to the right of the washing machine |
| Bench cupboard to left of the door on entrance down to the toilet door |

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