

8500 22 Balfour Rd 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 , seed 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 rubbish from under 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

New double gates to go 5 meters back from the front of the house not to interfere with the window

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 all of the tree's and the plants

Remove the shed, slabs and the structure out the back

Fill in and feather out the hight differences in the yard

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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

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

Hand rail and spindles to the veranda and steps which are to be replace with CCA treads

Replace and cracked or missing cladding

Replace any damaged or missing goanna boards

Remove the horse from the meter box

Patch the air-con hole

Replace any cracked, damaged or missing cladding

Remove the awnings

Remove the pine packers from the front door frame

New front door

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

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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

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
New doors through out

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

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LOUNGE

Maintenance

Fire place to be removed as per the drawing

Electrician

4 down lights

Hall Way

Electrician

Fluro

Bed room 1

Maintenance

Scratch out the cracked joints and re-flush

Bed room 2

Maintenance

Scratch out the cracked joints and re-flush

Re-sheet the Northern wall 3 meters to the left of the door and 2.4 high

KITCHEN

Maintenance (refer to the drawing)

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

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)

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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

Bathroom

Maintenance

Strip the walls of all the asbestosis sheets, remove the horizontal metal strip and fit villa boar, flush ready for paint
Remove the skirting tiles and the tiles from the bath up stand
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)
Moister resistant door if door to be replaced

Electrician

1 single 18w fluoro 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, have shower and bath nozzle at the western end. 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

Bath Recoater

Bath

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Toilet

Maintenance

Provide a new toilet roll holder

Glazier

New fly wire on window

If the window is louvers then it needs to be replaced and the trenches from the louvers need to be covered with

Laundry

Maintenance

Remove batons from ceiling and flush

Remove cover batons from walls 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

Remove the floor and replace with compressed cement sheeting

Plumber

New grill for floor waste

Supply and fit new taps

Allow to remove any redundant pipes

Electrician

1 single 36w defuses in laundry

G.P.O for reticulation

Tiler

Allow to retile above the trough and down behind where the washing machine will go

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 (new floor going in)