

8500 Sope Of Works and Budget 22 Caladenia

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 boarders 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

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

Maintenance

Provide new letter box and numbers

Remove the green sheets from the carport

Painter

Paint the 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

Remove the slabs and the sheds

Prune all of the trees

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

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 carport 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 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 according to the department of health and safety guide lines include removing from site
New colour bond gutters and down pipes through out

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

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
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

Electrician

Replace all light switches
Replace all GPO's with doubles
Provide globes for all 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

New front door
Reline all of the walls

Electrician

4 down lights

Hall Way

Electrician

Fluro

Maintenance

Patch the walls

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Bed room 1

Maintenance

Reline the eastern wall

Painter

Sand the cupboards to remove the markings and varnish

Bed room 2

Maintenance

New door

Reline the walls to 1350

Repair the inside of the cupboard

Glazier

New mirror inside the cupboard

Bedroom 3

Maintenance

Reline the walls to 1350

KITCHEN

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

Block off the door to the hall way

Cut the opening in the wall as per the drawing

Rehang the door to the laundry to swing the other way

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

Allow for gas hob and under the electric bench oven

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

Allow for the gas at the oven

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)

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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
New door
Remove the bath and rebuild the bath upstand with the bath turned at 180 degrees
Talk to the plumber before re sheeting the walls as to allow for the new pipes to be run
Towel rail

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
Soap dish

Plumber

Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
Supply new bath and return the pipes and waste to allow for the new bath turned at 180 degrees

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen from the northern end of room

Cabinet maker

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

Painter

Inside and out at existing vanity

Toilet

Maintenance

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

Plumber

Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified

Glazier

Fly wire on window

Laundry

Maintenance

Remove batons from ceiling and flush
Remove cover batons from walls and flush
Remove any tiles
Remove the cupboards

Plumber

Remove old trough and taps and nozzle
Supply and fit new as specified (inset)
New grill for floor waste
Run pipes for washing machine and supply and fit taps (if needed)
Allow to remove any redundant pipes

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Glazier

Remove existing wooden window with louvres and replace with half slide and fixed with flywire
New aluminium glass sliding door and glass surround

Electrician

1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical
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 (leave room for the washing machine)