

8500 22 Coolga Scope of Works and Budget

General Notes

All works to comply with specs, architects colour scheme or garden architects plans

Landscaper

General clean up and removal of rubbish no green waste to go in the skip bins allow to remove all of the
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

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
Remove the fence at the back of the shed and replace including a single gate
Remove the right wing fence

Painter

Clean and paint the carport
Veranda
Handrail balustrade

Plumber

Move any free standing taps against the house

Maintenance

Provide new letter box and numbers

Steel Fabricators

Straighten the carport post and weld back at bottom

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 clothes line
Remove the shed
Replace the back step with a 1m by 1m concrete slab with stairs heading south

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
Replace the pipe work that runs through the back step
Check all of the external plumbing work
All storm water to be connected not to run on to road

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

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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
Provide smoke alarms to comply with by laws

Brick Cleaner (if brick)

Light acid clean the extra 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 (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

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
Front and rear doors to have dead lock and a handle

Electrician

Replace all light switches
Replace all GPO's with doubles

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)
Winders 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 (or varnish)

Floor sander

Sand and coat all exposed timber floors with three coat polyurethane system

Lounge

Maintenance

Wall near the door to the hall replace to 1350

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Pin back any loose wall sheets or patch

Electrician

4 Low voltage lights in the lounge

(all bedrooms to be resheeted to 1350)

Bed 1

Maintenance

New door

Painter

Light sand and varnish the cupboard inside and out

Electrician

New light fitting

Bed 2

Maintenance

Fix the backing to the cupboard

Electrician

New light fitting

Bed 3

Electrician

New light fitting

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

From kitchen plan strut the roof, remove the wall and flush.

Strip the wall paper

Rehang the laundry door to swing the other way(open towards the laundry).

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

(as per the drawing)

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

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Replace single power point
1 single power point for range hood
Supply and fit new g.p.o double

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
Wait for the plumber to run the pipes around to the new position of the shower before resheeting

Electrician

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

Tiler

From corner right of mirror all way around bath to left hand architrave of door up ceiling 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 old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
Remove the bath put in new one but end for end it and re- run the pipes, shower head and waste.

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen once bath has been end for ended

Cabinet maker

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

Painter

Inside and out at existing vanity cupboard

Toilet

Maintenance

Remove all of the skirting tiles

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

Laundry

Maintenance

Remove batons from ceiling and flush
Remove cover batons from walls and flush

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Remove any tiles
New back door solid core

Plumber

Remove old trough and taps and nozzle
Supply and fit new inset sink and alter wast if needed
New grill for floor waste
Run pipes for washing machine and supply and fit taps (if needed)

Glazier

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

Cabinet maker

Broom cupboard and bench with inset trough(by others)

Electrician

1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical
G.P.O for reticulation

Tiler

Replace tiles around trough and window sill
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