

8500 23 Coolga Scope of Work.xls

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

General clean up and removal of rubbish

Extend driveway to inline with back of house in concrete

Remove existing wing fence right of house to boundary fence

Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar

New boundry fence on the Eastern side from the new wing fence to the front boundry runing at both high and low level bevel down to the lower level

New boundry fence on the Western side from the new wing fence to the front boundry runing at both high and low level bevel down to the lower level

All gates to be in good working order

Run new fence in line with back of house with new double gates in line with driveway

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

Tiler

New tiles to verandah

Maintenance

Provide new letter box and numbers

Remove old tiles from front verandah

Back Yard

Landscaper

General clean up and removal of all rubbish

Cut all over hanging branches on fence line Allow to remove whole of tree from neighbours

Cut and edge all grass

Concrete path to the cloths hoist

Service the hoist or replace if needed

Move clothes line 4m from back of house and 2m off western fence

Slabs to be stacked and site manager informed DO NOT THROW OUT

Remove shed and slabs dig up all building material Use clean fill to level compact and seed

Remove all existing fence that is to be replaced

Remove all vines and trees ect from house

Remove sleepers

Dig up all roadbase and concrete remove any other building material

After clearing and levelling with compactor Provide clean fill

Aerate and seed areas where new fill is when most trades have finished

Remove stump near shed Redgum tree

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

Replace right hand fence from front boundary to back boundary in Hardies 1800

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Maintenance

Remove timber structure at back

Plumber

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

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

Glazier

Existing barrier door to be fixed and refurbished

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)

Paint all external walls

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

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

Patch the front door and frame

New CCA handrail and spindels at end not side

Bird board all the way around

Quad around front window to cover gap between bricks and sill

Realign back bit of stud in hardiflex

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

Maintenance

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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
Remove all wallpaper

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
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

Realign western wall near front door 1350

Electrician

4 down lights
Remove fan and switch
Remove GPO off wall

Hall Way

Electrician

Fluro

Maintenance

Put doors on recesses above linen cupboard
Realign to 1350

Bed room 1

Maintenance

Realign all walls to 1350

Painter

Bed room 2

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Maintenance

Fix crack in above window

Glazier

Bedroom 3

Maintenance

Remove all wallpaper

New door and architrave

Fix door stop

Maintenance (AS PER PLAN)

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

Swing door to open into laundry

Remove old flywire door and patch frame door

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

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

Strip the bath upstand and rebuild for the plumber after he has swapped the bath around allow for the plumber to run the pipe work before relining

Replace the hinges on the existing vanity

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

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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

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

Toilet

Maintenance

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

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
New solid rear door and realign stud up to ceiling

Plumber

Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste
Run pipes for washing machine (if needed) allow for conversion as to fit the inset trough with pipes and waste
Supply and fit new taps
Allow to remove any redundant pipes
New floor waste to left of cupboard

Glazier

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

Electrician

1single 36w defuses in laundry

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Replace washing machine switch with double GPO vertical check that it is in the right position if a conversion of the washing machine and the trough are to happen (On right of window)

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 Left of window