

RETAINED PROPERTY

EXTERNAL

General Notes

All works to comply with Department Of Housing and Works specifications , architects colour scheme or garden architects plans

Please read this scope carefully as there are changes from the others as the property has been burnt out

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

All trees that are removed must have stumps left below the ground level

Top dress and aerate lawn

General clean up and removal of rubbish

Clean all of the grass off the driveway

Fix the missing panel off the gate at end of the drive

New drop bolts for the gates

Dig grass out of the garden areas and mulch

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

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

Fill the ground with clean fill up to the house were it is eroded

Remove the saplings from the rear yard

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

House

House External

Electrician

Check that all of the lights are in good working order if not replace

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

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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 if not existing and in good working order

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 including those on the carport (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

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

Insulation

For all the internal ceilings to a minimum rating of R2 in winter (replace any which are burnt or covered in soot)

Brick cleaner

Pressure clean all of the brick walls and the eaves

Pressure clean all of the brick paving towards the end of the job

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 that's not required or is being replaced

New solid rubber 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

Provide man whole covers if needed

All cupboards to be in good working order inside and out

Replace all of the skirting except for in the lounge room

Replace all of the doors internal and external using solids on the externals

Electrician

Replace light switches that are cracked, faulty, broken, painted of badly faded

Replace all GPO's with doubles

Provide globes for all light fittings

Replace all of the light fittings with baton holders with hats

Provide a GPO no more than 1 meter from the gas out let

Replace all of the wiring though out the house, all switches and fittings

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Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

Glazier

To re wire all fly screens

To replace all of the glass through out the house

Service any existing barrier doors or provide new for all external doors

Provide winders and screens to any suitable windows

Any window without security grills must have key locks

Any mirrors inside of cupboards must be in good condition and secured correctly

Refurbish all of the aluminium doors and windows check all seals

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

Wash down all surfaces with sugar soap or similar

Patch all imperfections

Use oil based binder and sealer on all surfaces

Prime

Under coat

Paint

Floor sander

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

LOUNGE

Maintenance

Replace ceiling and cornice

KITCHEN / DINNING

Maintenance

Remove all of the cabinet work and tiles patch the walls if required

New pantry door

Renew ceiling and cornice

Cabinet maker

Replace all of the cabinets as they are

Tiler

Retile the splash back as it is and sill

Plumber

New sink not with flick mixer

Renew the wast pipe below the p trap

Electrician

Replace single power point

Plasterer

At the dinning truncation wall and adjoining where required remove all the faulty plasterwork and redo to match allow 20m²

Floor Coverings

At door way to the passage renew buckled or lifting vinyl tiles. Also at the pantry door all to match

Passage

Maintenance

Renew ceiling and cornice and manhole

Renew the top shelve in the linen cupboard

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Plasterer

Check all walls and remove the faulty plaster redo to match allow 10m2

Floor coverings

Renew the tiles at either side of the bathroom door to match

Centre Rear Bedroom

Plasterer

To all walls especially at the adjoining bedroom remove the faulty plaster and redo to match allow 25m2

Maintenance

Re-new door

Renew ceiling and cornice

Left Rear Room

Maintenance

Replace ceiling joists to all of ceiling and all of the trimmers

Renew ceiling and cornice

Replace the door and the hinges

Renew the curtain board over the window to match

Plasterer

Remove all the damaged plaster to walls and redo to match allow 50m2

Glazier

Renew the aluminium window to match

Plumber

Check the welds to the water and gas to ensure there are no future leaks

Floor Coverings

Renew all vinyl tiles to the floor and seal surfaces

Bathroom

Maintenance

Remove the vanity cabinet

Resecure the towel rail

Electrician

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

Tiler

Replace the tiles as required after the vanity has been replaced as required and match the existing

Replace the soap holder in the shower area

Plumber

New basin and tap wear fit (to new vanity supplied by others)

Glazier

Renew the fixed mirror at the vanity cupboard (900mm x 700mm)

Replace the shower screen

Cabinet maker

Replace the vanity cupboard as is

Bath recoater

Bath

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Toilet

Maintenance

Renew the door
Renew door buffer on skirting
New toilet roll holder
Renew duct to flume

Plumber

New dual flush system as specified
Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not

Glazier

Fly wire on window

Tiler

Replace the floor grills

Plasterer

Check the walls for faulty plaster remove and patch to match

Laundry

Maintenance

Remove curtain rail

Plasterer

Check the walls for faulty plaster remove and patch to match

Plumber

New grill for floor waste
Run pipes for washing machine (if needed)
Supply and fit new taps
Allow to remove any redundant pipes
If the steel trough and cabinet is rusty replace

Glazier

Reglaze fixed pane to the aluminium sliding door with safety or laminated glass

Electrician

1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical check that it is in the right position

Tiler

Replace the floor grills