

# 8500 24 Coolga Scope of Works and Budget

## EXTERNAL

### General Notes

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

### FRONT YARD

This is a disposal house

#### 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

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

Level out the front yard and small hole or humps and remove the small piles of dirt top dress the lawn

Allow \$300 for the purchasing and planting of plants

Retic system and controller same as the one on the houses (Lawn and garden beds)

General clean up and removal of rubbish

Remove the tree near the carport and the house

Remove the dead tree in the front yard and prune the dead leaves off the palms

Cut and whipper snip the grass including in the middle of the drive way

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

All gates to be in good working order

Replace both of the wing fences

Provide low level boundary fences to the boundary

Replace the missing bricks from the front stair walls

#### Maintenance

Provide new letter box and numbers

#### Steel Fabricators

Replace the front post of the carport

#### Plumber

Move all free standing taps against the house(front and rear)

### Back Yard

#### Landscaper

General clean up and removal of all rubbish

Cut all over hanging branches on fence line

Cut and edge all grass

Remove the shed

Prune the lower branches off the white gum

Clean out the garden beds and repair the sleeper retaining walls

Remove the slabs, remove soil so when the slabs are relayed they are lower than the floor waste pipes and graded away from the house relay the slabs

Make the path to the side gate useable and relay the slabs to make steps to the side gate

New cloths hoist

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

All gates to be in good working order

#### Maintenance

Back (timber) pergola to have rafters at 600 centres and laser light sheets over it

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## **Plumber**

Fix the DG's out the back

Remove the pipe work that runs under the back veranda and run it under ground too the closest DG

## **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 ( stake if 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

### **Brick Cleaner** (if brick)

Light acid clean the walls or maxi clean

### **Painter**

To paint all previously painted surfaces and any new as specified(including the front veranda and the inside of the meter box)

Clean and prepare the carport and paint

### **Roof restorers**

Full roof restoration and new colour bond gutters and down pipes (connect to storm water if available)also to high pressure clean the back veranda roof and gutters

Carport gutters replace

### **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

Remove the front barrier from the veranda and replace with hand rail and spindles returning down the stairs

Remove the front door bell and patch the door

### **Glazier**

New barrier doors for the front and back keyed alike

## **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

Check that all of the door furniture is operating correctly

Remove the stud work from the fire place

Remove the floor coverings from the hallway

Patch corner of the ceiling in the third bedroom

### **Electrician**

Replace all light switches

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Replace all single GPO's with doubles or any cracked or faulty  
Provide smoke alarms to comply with by laws

## **Plumber**

To provide new gas bayonet in the fire place and to make all vents comply with Alinta gas

## **Glazier**

To re wire all fly screens  
Replace any cracked chipped or missing glass  
Window locks on all windows

## **Painter**

To paint all previously painted surfaces and any new as specified including the inside of the fire places(black) and remove the stickers from the built in robes and varnish inside and out.  
Sand and use a binder sealer on any stained walls or ceilings

## **Floor sander**

Sand and coat all exposed timber floors with three coat polyurethane system including the front and rear door sills

## **KITCHEN**

### **Maintenance**

Remove plaster rafterhood, patch wall, ceiling and cornice  
Remove old cupboards, pantry and overhead cupboards allow to patch wall where cupboards were (using moisture resistant behind sink)  
Remove old tiles  
Patch ceiling grill after old light is removed  
Remove the small drop ceiling and patch ready to paint  
New door to the laundry  
Strip the bottom half of the kitchen walls and replace with gyprock flush ready to paint

### **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 )  
Bench top gas hob and under bench electric oven

### **Tiler**

Splash back and between bench top and underside of overheads,

### **Plumber**

Remove old taps and nozzles, disconnect sink  
Supply and fit new double inset sink with flick mixer type tap alter waste to suit  
Run gas for the hob

### **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  
Disconnect the oven power and remove the wires

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## **Floor Coverings**

Vinyl throughout whole of kitchen to be used(if not suitable to polish)

## **Bathroom**

### **Maintenance**

Strip all of the walls and replace with villa board including the bath shelf and upstand ( talk to the plumber as the bath will be turned end for end and pipes will need to be run around the walls before resheeting)

### **Electrician**

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

### **Tiler**

From corner right of mirror all way around bath to left hand architrave of door up to ceiling

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Skirting tile

Floor

### **Plumber**

Remove old basin, taps and nozzle

Supply and fit replacements

Supply and fit new shower rose

Swap the bath end for end with new bath

Move wast to suit and run pipe work

### **Glazier**

Supply and fit p.v window with obscure glass

Supply and fit mirror to full length of existing vanity door

Half length glass for bath shower once it is 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

## **Toilet**

### **Plumber**

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

New dual flush system as specified