

8500 27 Gartrell Scope and Budget (Retained)

RETAINED PROPERTY

EXTERNAL

General Notes

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

FRONT YARD

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

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

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

New door buffers through out

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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
New front door, not to interfere with barrier door

Electrician

Replace light switches that are cracked, faulty, broken, painted or 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

Plumber

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

Glazier

To re wire all fly screens
Replace any cracked chipped or missing glass
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

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

Scrape, tape and rejoin, horizontal on all walls

Hall Way

Maintenance

Remove floorcoverings

Bed room 1

Maintenance

Southern walls to right of window reline to ceiling

Bed room 2

Maintenance

Western wall 1350

KITCHEN

Maintenance

Remove plaster range hood, patch wall, ceiling and cornice
Strip all kitchen tiles

Cabinet maker

Replace kitchen as is

Tiler

Retile as is

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Plumber

New inset sink and waste pipe

Electrician

Replace single power point

New fan

Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish) Tiles not sheet

Bathroom

Maintenance

Strip all wall tiles

Strip vanity

Strip plastic medical cupboard

Wall sheets for new bath/shower reline

Electrician

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

Tiler

Around the bath as per the specs/new bath going in southern end

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Retile floor

Plumber

Supply a basin taps, nessel and fit

New bath, shower to southern end

Glazier

Shower screen to new bath unit site measure after bath goes in

Cabinet maker

Make and fix vanity unit free standing

Toilet

Maintenance

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove lock

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 (check with supervisor if not

Glazier

Fly wire on window

Laundry

Maintenance

Strip skirting tiles

Hang door

Remove cabinet

Strip tiles around trough

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Plumber

New grill for floor waste

Run pipes for washing machine (if needed)

Supply and fit new taps

Allow to remove any redundant pipes

New trough

Glazier

Magi flap flywire

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme