

8500 292 Morrison Rd Scope of Work

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
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
Remove all the trees and the shrubs
Remove the slab path and the brick borders
Lower the level of the mulch so the new concrete path acts as a border
Allow to maintain the lawn through out the refurbishment

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
New Easter wing fence
New lower level to the Western boundary out to the front boundary
Infill between the gate and the fence

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
Fix any connections to the storm water which are cracked or broken

Maintenance

Provide new letter box and numbers

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
Level out and fill in any big divots or holes
Remove all of the mould and the grass of the brick spray as the avoid them regrowing

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

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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 lig

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

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

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

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

New door buffers through out

Front and back doors must have deadlocks and handles that don't interfere with barrier doors

All timber windows to operate correctly

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

All aluminium doors and windows to operate correctly

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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

LOUNGE

Maintenance

Remove the ceiling vent and patch the ceiling

Electrician

6 down lights (please see David Affleck about the position for these lights)

Hall Way

Electrician

4 down lights

Bed room 1

Maintenance

Remove the lock from the door

Plasterer

Remove the old plaster and patch

Bed room 2

Plasterer

Remove the old plaster and patch

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were

Remove old tiles

Patch ceiling grill after old light is removed

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

4 Down Lights

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

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Floor Coverings

Vinyl throughout whole of kitchen

Bathroom

Maintenance

Strip all of the tiles including the floor

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 to one tile higher than the shower screen 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

Glazier

Supply and fit p.v window with obscure glass

New mirror above the vanity (1200x800)

Shower screen

Cabinet maker

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

Bath recoater

Bath

Toilet

Maintenance

Remove all of the floor and skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

New door

Plumber

New pan and inlet pipe

Glazier

Fly wire on window new

Laundry

Maintenance

Remove any tiles

Remove the ceiling vent and patch

Plumber

Remove old trough and taps and nozzle (please keep the trough and ask Dave where to put it)

Supply and fit new as specified

New grill for floor waste

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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

Washing machine to go where the trough is and the inset sink where the washing machine is

Electrician

1single 36w defuses in laundry

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

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

Floors and behind the washing machine

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