

# 8500 3 Caldedia Rd Scope

<b>EXTERNAL</b>
<b>General Notes</b>
<b>All works to comply with specs, architects colour scheme or garden architects plans</b>
<b>FRONT YARD</b>
<b>Landscaper</b>
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
Any area that is to be mulched must have a system used that will stop the grass growing through the mulch. The system which you use is up to you but if the grass grows through the mulch you will be responsible for its removal.
If the grass continues to grow through the mulch and you will be responsible for the cost of what ever work is required to rectify the problem
Allow \$300 for the purchasing plants
Retic system (to include the verge )and controller same as the one on the houses (Lawn areas and garden beds)
Top dress seed and aerate lawn areas
All trees that are removed must have stumps left below the ground level
Remove 4 stumps
High pressure clean the drive way
<b>Note for internal work required</b>
<ul style="list-style-type: none"><li>Allow removing the concrete floor from the area between the toilet and the rear room (extension) and replace with new concrete must comply with the BCA and include but not limited to include mesh and plastic. When the floor is up the plumber must be given notice and time to move the floor waste to a new position prior to the new concrete going down.</li></ul>
<b>Fencing Contractor</b>
Replace any cracked or broken fencing unless other wise specified replace with same or similar
All gates to be in good working order
<b>Plumber</b>
Move any free standing taps against the house connect any existing or new down pipes to the storm water system
<b>Maintenance</b>
Provide new letter box numbers
<b>Back Yard</b>
<b>Landscaper</b>
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
Rake and level the yard bring in fill if required to leave the yard safe and usable
Remove the tree at the rear of the carport
<b>Fencing Contractor</b>
Replace any cracked or broken fencing unless other wise specified replace with same or similar

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All gates to be in good working order
<b>Plumber</b>
Move any free standing taps against the house connect any existing or new down pipes to the storm water system
<b>House</b>
<b>House External</b>
<b>Electrician</b>
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
<b>Brick Cleaner (if brick)</b>
Light acid clean the exterior walls
<b>Painter</b>
To paint all previously painted surfaces and any new as specified (including the front veranda and the inside of the meter box)
All external walls
<b>Roof restorers</b>
Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available)
<b>Maintenance ( all external timber work to be CCA)</b>
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
Hand rail and spindles to the veranda and steps which are to be replace with CCA treads and stringers
Replace and cracked or missing cladding
Replace any damaged or missing goanna boards
Gate to access hole
<b>Plumber</b>
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
Check all of the storm water connections if broken,damaged , buried fix or replace

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<b>House Internal</b>
<b>Maintenance</b>
Remove any old brackets, nails, screws or any other unwanted fixtures
Remove all the old floor coverings that are loose
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 laid around the fire place as well
All wooden doors to operate correctly
All doors, doorframes and architraves are to be in good working order
Replace all of the door furniture including the cupboard doors and draws
New door buffers through out
Front and back doors must have deadlocks and handles that don't interfere with barrier doors
All exterior doors that replaced are to be weather resistant, solid and with weather strips
All timber windows, Architraves and frames to operate correctly
Pin back any loose wall sheets
Built in cupboards doors to operate correctly, shelves to be in place, replace if in poor condition or missing
Provide a hanging rail if the one there is in poor condition or is missing
Check that all the internal panels are secure and in place, if not fix
Remove any unused brackets of fixtures or replace them so they are usable
<b>Note</b>
<ul style="list-style-type: none"><li>• Re-line all walls through out the house</li><li>• New doors through out</li><li>• Fill and patch all ceiling vents</li></ul>
<b>Electrician</b>
Replace all light switches
Replace all GPO's with doubles
Provide globes for all light fittings
Replace all of the light fittings
<b>Plumber</b>
To provide new gas bayonets if needed and to make all vents comply with Alinta gas
<b>Blind Company</b>
Provide and fit 25mm slim line blinds through out the house
<b>Glazier</b>
To re wire all fly screens
Replace any cracked chipped or missing glass
Provide winders and screens to any suitable windows
Check all the aluminium windows and doors operate correctly replace any components required
Aluminium window and door hardware to be in good working order and not to look daggy
<b>Painter</b>
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
<b>Floor sander</b>
Sand and coat all exposed timber floors with three coat polyurethane system

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<b>LOUNGE</b>
<b>Maintenance</b>
Remove the cladding under the windows stud out and line inside and out
<b>Electrician</b>
6 down lights
<b>Plumber</b>
Gas bayonet to go near the fire place
<b>Tiler</b>
Tile the hearth in the fire place
<b>Hall Way</b>
<b>Electrician</b>
3 down lights
<b>Maintenance</b>
Doors above the linen cupboard
<b>Bed room 1</b>
<b>Maintenance</b>
Fix cupboard doors
<b>KITCHEN</b>
<b>Maintenance</b>
Remove all asbestos and vertical metal jointing strips. 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
New door to laundry
Cut out wall as per drawing and support roof and ceiling and finish ready to paint al work comply with the BCA
<b>Cabinet maker as per the drawing</b>
New bench cupboards with inset sink (supplied by others)
New overhead cupboard
New pantry
New overhead with range hood ducted through roof and flashed
<b>Tiler</b>
Splash back and between bench top and underside of overheads, behind stove

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<b>Plumber</b>
Remove old taps and nozzles, disconnect sink
Supply and fit new double inset sink with flick mixer type tap alter waste to suit
Supply gas to hob (don't run gas pipe through the cupboard please)
<b>Electrician</b>
Replace light switches
Reposition GPO for fridge
7 Down light for the kitchen and meals are shine onto the bench's check for positions
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
<b>Floor Coverings</b>
Floating floor
<b>Bathroom</b>
<b>Maintenance</b>
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
Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges
If the bath is being moved allow to rebuild the up-stand ( Please check with plumber)
Moister resistant door if door to be replaced
Remove centre ceiling vent if there is one and flush
<b>Electrician</b>
3 way light in centre of ceiling
<b>Tiler</b>
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
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
<b>Plumber</b>
Remove the old bath replace, 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
<b>Glazier</b>
Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door

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Shower screen
<b>Cabinet maker</b>
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
<b>Painter</b>
Inside and out of the existing vanity
<b>Toilet</b>
<b>Maintenance</b>
Provide a new toilet roll holder
Remove handle
<b>Plumber</b>
Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified
<b>Glazier</b>
New P.V window
<b>Laundry</b>
<b>Maintenance</b>
Remove batons from ceiling and flush
Remove any vents in the ceiling and make good the ceiling
Remove any tiles
Sort out some sort of a sill for the rear door and place a weather strip in it
<b>Plumber</b>
Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste move to where washing machine is to go when the concrete floor is removed as it is being replaced
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 right side of window
<b>Glazier</b>
Remove existing wooden window with louvres and replace with half fixed, half slide with flywire
<b>Electrician</b>
2 single 36w defuses in laundry set out to cover large area in laundry and rear entrance
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 to go where broom cupboard is to go
Broom cupboard to go on the right hand side of the window

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<b>Tiler</b>
Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry
<b>Floor Coverings</b>
Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme the concrete in the laundry and rear entrance area will be replaced so will need only slight screed
<b>Cabinet Maker</b>
Bench cupboard with inset sink (supplied by others) and broom cupboard
Broom cupboard to go on the right hand side of the window
<b>Rear room</b>
<b>Floor coverings</b>
Carpet to go in this room