

8500 3 Jinda Rd Scope

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 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 and aerate lawn areas

General clean up and removal of rubbish

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

Remove the tress, shrubs and all of the roots from the area that the new front veranda is to go

Fencing Contractor

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

1800 high gates and return fences on the southern side of the house positioned behind the gas meter box

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

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 move closer to the house and to the Northern fence

Rake and level the yard bring in fill if required to leave the yard safe and usable

Remove all concrete slabs

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 system

8500 3 Jinda Rd Scope

House

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 (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

Brick Cleaner (if brick)

Light acid clean the exterior 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 (all external timber work to be CCA)

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 dog/animal boards

Bird board all the way around the house

Strip the existing landing and the steps use the sub structure and replace the decking and the hand rail with CCA

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

Check all of the storm water connections if broken,damaged , buried fix or replace

8500 3 Jinda Rd Scope

House Internal

Maintenance (look at all of the drawings)

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

New front door

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

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

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 (look at the drawings)

Maintenance AI work to BCA

Remove the chimney all the way to the ground, patch the walls, ceiling and the floor

Support the ceiling and the roof (repeat this in the room with the other half of the chimney in it

8500 3 Jinda Rd Scope

Remove part of the western wall so there is a walk way into the new kitchen dining area
Reline the Eastern, Southern and what is left of the Western wall

Electrician

4 down lights
Remove the fan

Hall Way

Electrician

2 down lights in the entrance hall and a fluro in the other part of the hall

Maintenance

New man hole cover
New shelves in both of the cupboards

Bed room 1

Maintenance

Re-line all of the walls

Bedroom 3 (old kitchen room look at the drawings as well)

Maintenance

Remove all asbestos and vertical metal jointing strips.
Replace with gyprock and flush ready to paint
Remove plaster range 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
Refer to the lounge scope for work for chimney
Place two 300 sky light domes fun through roof and flash
Build new wall to create new passage as per plan

Electrician

Fan maybe one that goes in side the sky light s to vent the room as no windows

Plumber

Remove all of the pipe and any other items no longer required in this room

New Kitchen/Dinning Area (look at plans)

Maintenance

Opening from lounge to dining area
Remove all of the asbestos lining from walls and ceiling
Re-line all ceilings and walls with gyp-rock
Remove the floor boards try to salvage them to re-use (if not possible to salvage remove and use structure floor)
Run new CCA on top of and opposite to the existing to bring finish floor level same as lounge
Build wall as per plan
Remove window and door from old kitchen and fill in

Electrician

Run all of the necessary power for a kitchen

8500 3 Jinda Rd Scope

Minimum of 3 double power points for use in the kitchen

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

Supply gas to hob (don't run gas pipe through the cupboard please)

Run all the necessary water and gas for the new kitchen

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

Power supply for the under the bench electric oven

Floor Coverings

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

New Hall Way

Electrician

4 down lights in hall way (down the middle)

Bathroom

Maintenance

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

Full length door on the existing vanity suitable for a mirror

Towel rails

Electrician

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

Tiler

8500 3 Jinda Rd Scope

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

Plumber

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

Move the floor waste away from the

Glazier

Supply and fit mirror to full length of existing vanity door

Shower screen

Cabinet maker

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

Painter

Inside and out at existing vanity

Toilet

Maintenance

Remove all of the wall and ceiling linings and redo with gyprock

Provide a new toilet roll holder

New door

Plumber

New seat and flap

Glazier

If the window is louvers then it needs to be replaced with a P.V and the trenches from the louvers need to be covered

Laundry

Maintenance

Remove all of the wall and ceiling linings and redo with gyprock

Plumber

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

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 the right of the window

8500 3 Jinda Rd Scope

Glazier

Remove existing wooden window with louvres and replace with a P.V

Electrician

1 single 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 and behind the washing machine

Run 1 tile high skirt throughout both toilet and laundry

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 to left of the window

Rear Entrance (look at drawings)

Maintenance

Remove all of the wall and ceiling linings and redo with gyprock

New rear door and sill as per spec

Place mullion in the window opening suitable for the new wall to finish into and suitable for the external cladding

Glazier

Aluminium windows to the areas along the back wall that don't have stud work and cladding

Floor Coverings

Masonite sheeting and vinyl same as the laundry and toilet

Electrician

Fluro