

8500 3 Kay PI Scope of Work

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

Tenants are living next door and will move back in so leace personal stuff where it is

Landscaper

General clean up and removal of rubbish

Stumps from removed trees must be below the ground level

Top dress and aerate lawn

No green waste to go in the skip bins

Allow to remove all of the rubbish

Remove the rangs style fence all of it and dig the concretete footings out don't cut them off

Fencing Contractor

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

All gates to be in good working order,

Drop bolts on all double gate must go into a metal tube in concrete

Replace where the ranch style fence with colour bond (ranch will be removed by others)

Maintenance

Provide new letter box and numbers (check with supervisor for position)

Plumber

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

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

Ground to be left even and level

Repace the cracked slabs all around the house

Leave the plants and all other structures where they are

Fencing Contractor

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

All gates to be in good working order

Drop bolts on all double gate must go into a metal tube in concrete

Plumber

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

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

Earthing for all existing light points

Safety check and megga test installation

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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 front 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

All previously painted surfaces (including the front veranda and the inside of the meter box)

Front veranda

Meter box inside and out

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) if required

Maintenance

Fix or replace all damaged fascia, 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

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

Insulation

Insulate the ceiling space as per the Homes West Spec

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 solid rubber door buffers through out

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

All cupboards to be in good working order inside and out

Check all ceilings are suitable for insulation if not allow to rectify so they are

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

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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
Locks on sliding doors must be of a high working standard
Provide winders and screens to any suitable windows
Any window without security grills must have key locks
Any mirrors inside of cupboards must be in good condition and secured correctly

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 Layer

New vinyl tiles through out

KITCHEN

Maintenance

Remove the old cupboards patch the walls if necessary
Remove the tiles

Cabinet maker

Replace the cupboards as they are

Tiler

Splash backs and behind the stove

Plumber

New sink not with flick mixer

Electrician

Replace single power points

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

Bathroom

Maintenance

Strip all the tiles off the walls
Replace the hand rails on completion of the tiling
Patch the cracked sheeting

Electrician

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

Tiler

Around the bath as per the specs water proofing
Ledge and face of bath
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting

Plumber

Supply a basin taps, nessel and fit

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen if particle or a shower curtain rail

Cabinet maker

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

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Painter

Inside and out at existing vanity

Bath recoater

Bath

Toilet

Maintenance

Remove all of the skirting tiles

Plumber

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

Remove all the wall tiles

New back door

Plumber

New grill for floor waste

Run pipes for washing machine (if needed)

Supply and fit new taps

Allow to remove any redundant pipes

Glazier

New winder on the window

Electrician

Replace washing machine switch with double GPO vertical check that it is in the right position

Tiler

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

Bath recoater

Re spray the trough

Painter

Sand and rust proof both of the cabinets before painting