

# 8500 3 Wagoora Place 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

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

#### **Fencing Contractor**

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

New wing fences both sides and double gates to be CCA picked on galvanised frame, at rear of carport

#### **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 to the southern side of the drive

### **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

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

Remove all the debris and rubbish including all concrete, tin, timber and brick items

Using a bobcat to cut and fill the yard so it is level and safe with no large mounds or holes.

Leave the grade of the fall from the high fence and the lower fence.

Allow to top dress the entire rear yard we want it to be usable

#### **Fencing Contractor**

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

Replace the rear fence with hardies (contractor is responsible for checking the neighbours are informed of the start date prior to work commencing and if there are animals in their yard please make arrangements for them to be contained during the work) that is the animals not the neighbours

#### **Plumber**

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

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## 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

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

Front veranda remove the barrier replace with handrail and spindles to be steel and return to the steps

Remove the existing steps at the rear of the house replace with steps and a landing with the new CCA reeded

decking flying over the concrete and up level with the back door sill. Make the landing 500 deeper than it is. All to be build from CCA and to have handrail and spindles.

#### 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

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## 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 laid 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

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

Pin back any loose wall sheets

All timber windows to operate correctly

All rear doors to have seals and they are to be in good working order

New doors through out including the front and the rear (solid)

Check all of the architraves skirting and the door frames replace if necessary of fix

### 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

Access al the windows and refurbish rubbers ECT if the window is cheaper to relace please do so or if it is warped from the fire

### Painter

To paint all previously painted surfaces and any new surfaces as specified

the fire places black Built in cupboards inside and out

Sugar soap all surfaces prior to painting

Including the inside of

### Floor sander

Sand and coat all exposed timber floors with three coat polyurethane system

## LOUNGE

### Maintenance

Reline all the walls

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Fix the broken floor board

## **Electrician**

6 down lights

## **Hall Way**

### **Electrician**

Fluro

Painter

Sand and clean the shelves in the linen cupboard and varnish

### **Maintenance**

Re-line all the walls and the ceiling

## **Bed room 2**

### **Maintenance**

Re-line all the walls and the ceiling

## **KITCHEN**

### **Maintenance (as per drawing)**

Reline the all walls and ceiling

Remove plaster rang hood

Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moister resistant behind sink)

Remove old tiles

Remove the wall as per the plan and in accordance with the BCA and rectify all works related to ceiling, roof and floor

Block off hall door

### **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

Down lights 4 ask (supervisor for positions on site)

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Replace all single power points  
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 to be non industrial

## **Bathroom**

### **Maintenance**

Reline all the walls and ceiling and the bath up stand  
Help the plumber as required with making the new up stand for the bath

### **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 top of window architrave 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  
Up stand for the vanity to be brick and tiled

### **Plumber**

Remove the old bath and 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 from under the vanity

### **Glazier**

Supply and fit p.v window with obscure glass  
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) up stand to be brick

### **Painter**

Inside and out at existing vanity

## **Toilet**

### **Maintenance**

Provide a new toilet roll holder  
Remove all wall coverings and shelves

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## **Plumber**

Remove pan, seat flush pipes and replace with new as specified  
New dual flush system as specified

## **Glazier**

New fly wire on window and glass pane

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush

## **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 go on the right of the window

## **Glazier**

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

## **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 needs to be moved to the other side  
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

## **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