

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

Remove all of the trees and the shrubs and any other living bush like plant

Fencing Contractor

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

Replace the broken panel on the front fence on the 45 degree return on the front boundary fence

Replace the eastern low level fence to the front boundary

New double gates and 1800 fence at the rear of the proposed carport

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 system

Painter

The front boundary fence colour to be advised by supervisor

The letter box post and pick out the numbers in a different colour

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

Relay the slabs at the rear door area to suit the area with the retaining wall with them sloping away from the house

Remove the BBQ

Remove the ring barked cape lilac

Remove the white gum closest to the house

All other trees to be trimmed back no closer than 3 meters from the house and off the fence line

Fencing Contractor

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

8500 300 Morrison Rd Scope.doc

Plumber

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

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)

High pressure clean the entire exterior of the house not the roof

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

Bird board

Straighten the line of the facia at he rear of the house

Replace any cracked, missing, patched or rotting wall lining or weather boards

Replace any missing or damaged goanna board

Replace any missing cover batons from the wall lining

Timber hand rail and spindles out the front and

Replace the steps front and rear using 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

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

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

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

Maintenance

Reline all of the walls leaving the cornice

Electrician

4 down lights

Hall Way

Electrician

3 down lights

Maintenance

Patch the walls

Remove the sheeting which is behind the corking on the wall and re-sheet

Bed room 1 (front)

Maintenance

Reline the southern wall

Patch the holes and the cracks in the other walls

Bed room 2 (front)

Maintenance

Patch the cracks and the holes in the walls

Bedroom 3

Maintenance

Reline northern and western walls

Replace the architrave around the window.

KITCHEN (as per the drawing)

Maintenance

Remove all asbestos and vertical metal jointing strip. 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

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

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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)

Bathroom

Maintenance

Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal strip and flush. Run the new sheets down to the ground over the coving
Remove the skirting tiles and the tiles from the bath up stand

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 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

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

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)

Painter

Inside and out at existing vanity

Bath Recoater

Bath

Toilet

Maintenance

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall and ceiling lining and replace with gyprock run down to the floor over the coving

Plumber

Remove, seat flush pipes and replace with new as specified

New dual flush system as specified

Glazier

Remove the louvers and put in a P.V window

Laundry

Maintenance

Remove all wall and ceiling linings and reline with gyprock run down to the floor over the coving

Use water-resistant on the western wall where the trough and the washing machine will go.

Plumber

Remove old trough store and replace after the relining is completed

Supply and fit new as specified with taps and spout

New grill for floor waste

Supply and fit new taps

Allow to remove any redundant pipes

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

Tile the western wall to 1400 in the recessed area where the washing machine and the trough will go

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme