

# 8500 31 Beaconsfield Ave 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 and seed

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

Remove the front garden wall ,letter box and the footings leave area ready for lawn

#### 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

P.V.C Picket fence across the front of the block as per on the drawing

#### 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

Service the hoist or replace if needed and ask David of position it is to go will move closed to house

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

Remove the following items

- Pergola
- All internal fences ,gates and other structure
- The retaining wall / garden border wall under pergola
- All slabs and concrete paving from the wing fence to the rear corner of the house (about 60m<sup>2</sup>)

Allow to brick pave the area that the slabs and concrete paving is removed from and allow for fall away from the house or drainage as required and use the same paving for the path to the cloths line

# 8500 31 Beaconsfield Ave Scope

<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>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
Provide smoke alarms to comply with by laws
Fluro light in the garage
Remove all of the old wiring. lights, censors and any other electrical wiring
Replace all external lights with water proof fittings
<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)
Roller door and garage ceiling
All fences the tou can see from the road (except for the new picket fence across the front as will be P.V.C
<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
<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

## 8500 31 Beaconsfield Ave Scope

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
<b>Bricklayer</b>
Fix up the front brick gable that is cracked and generally check all brick work prior to rendering
<b>Plasterer</b>
2 coats of sand finish cream render for all external walls and the internal of the garage
<b>House Internal</b>
<b>Maintenance</b>
Remove any old brackets, nails, screws or any other unwanted fixtures
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
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
Patch in all ceiling vents
New doors through out
<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 coverings</b>
Carpet to bedrooms
Floating floors to all other areas except the wet areas

# 8500 31 Beaconsfield Ave Scope

<b>Entrance</b>
2 Down lights
<b>Study</b>
<b>Maintenance</b>
New door
<b>LOUNGE</b>
<b>Maintenance</b>
Sliding door to be in good working order both of them
<b>Electrician</b>
6 down lights
<b>Plumber</b>
Gas bayonet and vents
<b>Hall Way</b>
<b>Electrician</b>
4 down lights
<b>Maintenance</b>
New door
<b>Bed room 1</b>
<b>Maintenance</b>
Remove the shelves in the cupboard put in one shelf with hanging underneath
<b>Bed room 2</b>
<b>Maintenance</b>
Replace shelf run top shelf all the way through to end and have hanging underneath
<b>Bedroom 3</b>
<b>Maintenance</b>
Remove cupboard shelf Have half hanging half shelves
<b>KITCHEN</b>
<b>Maintenance</b>
Remove old cupboards, pantry and overhead cupboards

## 8500 31 Beaconsfield Ave Scope

Remove old tiles
Remove ceiling grill and patch
Patch the ceiling where the exhaust fan is as it will be removed
<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
<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
10 down lights between kitchen and dining area as 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>Bathroom</b>
<b>Maintenance</b>
Strip all tiles except floor remove shower screen
Moister resistant door if door to be replaced
New towel rail at second fix
Allow to patch where fan is as being removed
<b>Electrician</b>
3 Way light fan heat in centre of room
<b>Tiler</b>
From corner right of mirror all way around bath
Waterproof the bath and shower area
Retile all floor, walls and hob
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

## 8500 31 Beaconsfield Ave Scope

<b>Plumber</b>
Remove the old bath replace,
Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
<b>Glazier</b>
Mirror about 900 wide and to finish 50 <sub>mm</sub> below window sill
Shower screen with door
<b>Cabinet maker</b>
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
<b>Painter</b>
Treat the window lintel for rust
<b>Toilet</b>
<b>Maintenance</b>
Remove all of the skirting tiles
Provide a new toilet roll holder
<b>Plumber</b>
Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified
<b>Glazier</b>
New fly wire on window
<b>Tiler</b>
Floor and skirting
<b>Laundry</b>
<b>Maintenance</b>
Remove any tiles not the flor tiles
Sort out some sort of a sill for the rear door and place a weather strip in it
<b>Plumber</b> (washing machine is to go where the trough is now )
Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste
Allow for conversion as to fit the inset trough with pipes and waste
Supply and fit new taps
Allow to remove any redundant pipes
<b>Electrician</b>

## 8500 31 Beaconsfield Ave Scope

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(washing machine is to go where the trough is now )
G.P.O for reticulation on wall above where the new inset trough will be
<b>Tiler</b>
Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry
Floor
<b>Cabinet Maker</b>
Bench cupboard with inset sink (supplied by others) Washing machine to go where trough is now and inset sink to the right of that.