

8500 310 Morrison 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 all internal fencing

Remove the shed and the floor slab

Remove all rocks and rubbish

Remove all of the plants and any other living matter from near the house (2 meters clear entire house)

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

Make good the wing fence and the gates to the Western side of the house

New wing fence on the (weld St side from the house to the boundary fence 3 meters from the back corner of the house (check with Dave for exact position)

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

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

Relay the slabs level

Plumber

8500 310 Morrison Rd Scope

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

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 are to be replace with CCA treads and stringers

Replace and cracked or missing cladding or sections with holes in it

Replace any damaged or missing goanna boards

Jack up the front veranda

Replace the floor boards 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 310 Morrison Rd Scope

House Internal

Maintenance

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

Remove the wall lining from all walls and re-line with gyprock ,water resistant where necessary and villa board in bathroom wet area

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

8500 310 Morrison Rd Scope

Maintenance

Remove the timber structure of the wall
Remove the air-con and patch the wall inside and out

Electrician

6 down lights

Hall Way

Electrician

3 Down Lights

Maintenance

New front door

Bed room 1

Maintenance

Remove the walk through to the kitchen stud out and line
Remove the double hung window (check with Dave as he may want it)
Install a vented sky light (same as the one in 3 Jinda)
New Door and fix door frame and architrave

Bed room 2

Maintenance

New Door and fix door frame and architrave

KITCHEN

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 (using moisture resistant behind sink)
Remove old tiles
Patch ceiling grill after old light is removed
Remove the double hung doors bar like doors and hang a flush panel door and adjust frame to suit
New door to laundry

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

8500 310 Morrison Rd Scope

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)

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

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
Remove floor and replace with compressed sheeting (replace sub floor if needed) with CCA

Electrician

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

Tiler

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 Northern end. 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 floor waste to suit

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

8500 310 Morrison Rd Scope

Inside and out of existing vanity

Toilet

Maintenance

Provide a new toilet roll holder

Plumber

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

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 sure)

Glazier

New fly wire on window

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

Laundry

Maintenance

Remove any vents in the ceiling and make good the ceiling

Sort out some sort of a sill for the rear door and place a weather strip in it

Remove the floor from the laundry, toilet replace with compressed sheeting (check subfloor replace if required) new floor to have falls suitable for the floor waste and to have tiling on it

Plumber

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

Run pipes for washing machine

Supply and fit new taps

Allow to remove any redundant pipes

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

Run 1 tile high skirt throughout both toilet and laundry

All floors in toilet and laundry

Allow to tile 1500 high on wall with trough and washing machine on it

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

8500 310 Morrison Rd Scope

Back Area

Back Door Entrance Area

Maintenance

New door with seal

Check and secure floor boards (floor will have masonite and vinyl in this area)

Back Room

Maintenance

New door

Reline all walls

Remove the batons on the ceiling and flush

Make good to the window surrounds after the windows have been replaced

Glazier

Remove the louvers and replace with aluminium half fix half slide windows