

# 8500 33 Margaret Scope of Works and Budget (Retained)

## 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

##### Landscaper

General clean up and removal of rubbish no green waste to go in the skip bins allow to remove all of the  
All trees that are removed must have stumps left below the ground level  
Top dress and aerate lawn  
General clean up and removal of rubbish  
Clean driveway  
Put a concrete strip under gate

##### 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

##### Maintenance

Provide new letter box and numbers

##### 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  
Remove rocks,fill and level all ground  
Service the hoist or replace if needed

##### 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

##### 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 (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  
Check all light work  
Provide smoke alarms to comply with by laws

##### Brick Cleaner (if brick)

Light acid clean the extra walls

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## 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

Check and clean

## 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 from barges or fascia and curtain brackets

## 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 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 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

### 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

Replace any painted switches or GPO's

### Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

### Glazier

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

Provide winders and screens to any suitable windows

Any window without security grills must have key locks

### 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

Must fill and patch all surfaces and cover all graffitti to homeswest specs

## Hall Way

### Maintenance

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Patch ceiling

## KITCHEN

### Cabinet maker

New bench tops and new doors and drawer and door handles  
Replace stove plynth and platform

### Painter

Paint in pantry

### Electrician

New fan cover

### Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish) Tiles not sheet

## Bathroom

### Electrician

Check fan

### Tiler

Around the bath  
Ledge and face of bath  
RegROUT

### Plumber

Remove and refit existing, replace basin taps and missing taps

### Glazier

Shower screen  
Mirror above vanity

### Cabinet maker

Make and fix vanity unit free standing 900x600-existing basin to go in

### Bath recoater

Bath

## Toilet

### Maintenance

Remove floorcoverings  
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

### Glazier

Fly wire on window

## Laundry

### Plumber

New steel trough

### Glazier

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

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## **Electrician**

1single 36w defuses in laundry

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