

# 8500 36 Dickson Scope of Work

## 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

The lawn is to be maintained through out the refurbishment process

##### Landscaper

General clean up and removal of rubbish

Stumps from removed trees must be below the ground level

Top dress and aerate lawn

No green waste to go in the skip bins

Allow to remove all of the rubbish

Allow to water the lawn through out the refurbishment process

Trim the trees away from the power line need to have 2m clearance

Remove the palm next to the house

Remove the log structure on the front boundry

Relay the slabs evenly in the front path

##### Fencing Contractor

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

All gates to be in good working order,

Drop bolts on all double gate must go into a metal tube in concrete

Fix the fence across the drive and place a new gate and have the other gate in good working order

##### Maintenance

Provide new letter box and numbers (check with supervisor for position)

##### 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

Concrete path to the cloths hoist

Service the hoist or replace if needed

Ground to be left even and level

Remove the slabs from the old BBQ area

Remove the home made gates to the west of the house

##### Fencing Contractor

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

All gates to be in good working order

Drop bolts on all double gate must go into a metal tube in concrete

##### Plumber

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

Patch the gap between the existing waste and the bricks

#### House

##### House External

##### Electrician

Check that all of the lights are in good working order if not replace

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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  
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 if not existing and in good working order  
Provide smoke alarms to comply with by laws

## **Brick Cleaner** (if brick)

Light acid clean the extra walls

## **Painter**

All previously painted surfaces (including the front veranda and the inside of the meter box)

Front veranda

Meter box inside and out

## **Roof restorers**

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) if required

## **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

Remove the barrier from the front veranda and get prices for both timber and steel for a hand rail and a post

## **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

Replace the missing copper

## **House Internal**

### **Insulation**

Insulate the ceiling space as per the Homes West Spec

### **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 solid rubber 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

All cupboards to be in good working order inside and out

### **Electrician**

Replace light switches that are cracked, faulty, broken, painted of 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

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Provide a GPO no more than 1 meter from the gas out let

## **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

Locks on sliding doors must be of a high working standard

Provide winders and screens to any suitable windows

Any window without security grills must have key locks

Any mirrors inside of cupboards must be in good condition and secured correctly

## **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**

Patch the wall south of the fire place

Parch the front door frame

Open up the fire place

### **Plumber**

Service the heater

## **Hall**

### **Maintenance**

Replace the eastern wall to 1350

Patch the corner near the linen cupboard

## **KITCHEN**

### **Maintenance**

Remove plaster rang hood, patch wall, ceiling and cornice

Remove all of the old cupboards

Replace the old tile lux on the south wall reline with hardies

### **Cabinet maker**

As per 46 Dickson

### **Tiler**

Splash back and behind the stove and up to the over head

### **Plumber**

New sink not with flick mixer

### **Electrician**

Replace single power points

### **Floor Coverings**

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

## **Bathroom**

### **Electrician**

1 single 18w fluro with diffuser and 10" exhaust fan switched separately in bathroom

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## **Tiler**

Around the bath as per the specs  
Ledge and face of bath  
Supply and fit cover strip for edge of tiles  
All work is supply and fit  
Tile Skirting

## **Plumber**

Supply a basin taps, nossel and fit

## **Glazier**

Supply and fit p.v window with obscure glass  
Supply and fit mirror to full length of existing vanity door  
Shower screen if particle or a shower curtain rail

## **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

### **Plumber**

Remove pan, seat flush pipes and replace with new 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**

### **Maintenance**

Remove the ceiling vent and patch the ceiling  
Remove the cupboard

### **Plumber**

New grill for floor waste  
Supply and fit new taps  
Allow to remove any redundant pipes

### **Glazier**

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

### **Electrician**

1 single 36w defuses in laundry

### **Tiler**

Run 1 tile high skirt throughout both toilet and laundry

### **Floor Coverings**

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