

8500 36A & BScope of Works and Budget.xls

This scope is for the front and side exterior of the house and the front yard only
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
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 existing concrete slabs
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
Carport Contractor
Build a carports 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
Maintenance
Provide new letter box and numbers
House
House External
Electrician
New oyster light front
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
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(Only on the front and the sides)
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

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Replace both of the front doors and the hardware
Fix the sagging in the roof either side of the fire wall
Fire wall must be up to standard
Remove the solid barriers from the front veranda replace with CCA hand rail from bottom step and Criss cross balustrade
Windows on the must be in good condition
Plumber
Fix any loose pipe work front or sides
Re- root any pipes that run over the verandas or steps
Blind Company
Provide and fit 25mm slim line blinds to the front and side windows only