

8500 38 Margaret 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 during the construction period please take care

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

Trim the red berries tree

Remove the slabs from the front not the side of the house

Remove all of the over hanging branches on the garage

Remove all of the paths from out the front only replace the one from the front steps to the drive

Replace the cracked slabs from anywhere around 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

New wing fence to the east of the house

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

Fix the tap back to the wall (on the driveway side of the house)

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

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

Fence and gates to go from the house to the garage behind the kitchen window

Plumber

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

Garage

Painter

Patch the walls on the out side of the garage and paint

Room behind the garage

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Maintenance

Remove all of the shelves and all of the rubbish from the room
Remove the louver frames from the timber from leave opening

Electrician

Remove all of the power from this area if wiring running to other parts of house make sure it is safe and secure

Laundry / Bathroom

Glazier

Replace the shower screen and the rail

Plumber

New shower head and floor waste grill
New pan to the toilet
New nosel to the trough

Painter

Paint all previously painted surfaces including the wall tiles

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
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
Paint all the buildings on the out side (where painted previously)

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 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

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

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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

Provide man whole covers if needed

All cupboards to be in good working order inside and out

Remove the floor coverings

Check the ceilings are able to be insulated if not allow to fix

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

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

Patch and prepare all surfaces to be painted

Floor sander

Sand and coat all exposed timber floors with three coat polyurethane system

Floor Coverings

Vinyl tiles through out the house except for the ceramic tiled areas and timber floors suitable to be polished

KITCHEN

Maintenance

Remove all of the lower cupboards any on the floor

Leave all of the over head ones

strip the piece of rotten chipboard out from under the chimney leaving the over heads there

Remove all of the tiles

Cabinet maker

Replace the cupboards as they are (only the ones on the ground)

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Tiler

Retile the walls tiles as they are

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

Painter

Paint all the over heads inside and out

Bathroom

Maintenance

Remove all of the wall tiles

Remove shower screen

Remove the vanity

Electrician

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

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 and 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

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

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Fly wire on window

Laundry

Plumber

New floor wast to be lifted to suit the new tiled floor

Glazier

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

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

New tiled floor and steps over the old