

8500 39 Bushby Scope of Works

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 the paths as per the drawing

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
Fence from side of house to the south boundry 1800 hardies
Low level to the front boundry to match existing on both esides
Fence and double gates across the driveway

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

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
Remove the shed
Scrape the yard to remove the bitumen top dress after

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

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

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Allow to supply and fit new globes for all new and existing fittings
Provide smoke alarms to comply with by laws

Glazier

New barrier door hung to suit the existing door

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

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

Patch the front door and frame

Replace the weather boards with a Hardies product that has a similar profile around the walls for the sleep out

Rplace any rotten or missing stumps with CCA treated pine

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

Glazier

Replace any cracked chipped or missing glass

Service any existing barrier doors or(provide new only for the front)

Bedroom 3

Glazier

Remove the louvers and fit half fixed half slide

Kitchen

Floor Coverings

Vinyl throughout whole of kitchen sheet

Bathroom

Plumber

New pipe with shower head

Maintenace

Replace the broken sheet on the bath shelf

Toilet

Glazier

Fly wire on window

Sleep out