

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 laid 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

All timber windows to operate correctly

All rear doors to have seals and they are to be in good working order

New doors throughout

Electrician

Replace all light switches

Replace all GPO's with doubles

Provide globes for all light fittings

Replace all of the light fittings

Plumber

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

Blind Company

Provide and fit 25mm slim line blinds through out the house

Glazier

To re wire all fly screens

Replace any cracked chipped or missing glass

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

Provide winders and screens to any suitable windows

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

New front door

Reline all of the walls

Bricklayer

Fix the bricks in the fire hearth

Electrician

4 down lights

Hall Way

Electrician

Fluro

Painter

Sand back the hall cupboard and revarnish so it is smooth

Bedroom 1

Maintenance

Reline western wall to 1350

Fix the cracks and the holes in walls

Strap the ceiling or((replace if beyond repair (give as a extra in the quote to replace)) at the bottom of the quote

Bed room 2

Maintenance

Reline all of the walls and the ceiling

Bedroom 3

Maintenance

Patch the walls and the ceiling

KITCHEN

Maintenance (as per the drawing)

Remove all asbestos and vertical metal jointing strip. Replace with Gyprock and flush ready to paint

Remove plaster rang hood, patch wall, ceiling and cornice

Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moister resistant behind sink)

Remove old tiles

Patch ceiling grill after old light is removed

Remove the eastern wall and the chimney to the width of the kitchen. The roof, ceiling, floor and the walls that remain need to supported according the BCA and left finished and water tight.

Rehang the hall door to open out to wards the hall

Cabinet maker (as per the drawing)

New bench cupboards with inset sink (supplied by others)

New overhead cupboard

New pantry

New overhead with range hood ducted through roof and flashed

Tiler

Splash back and between bench top and underside of overheads, behind stove

Plumber

Remove old taps and nozzles, disconnect sink

Supply and fit new double inset sink with flick mixer type tap alter waste to suit

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Electrician

Replace light switches
Reposition GPO for fridge
4 down lights
Replace single power point
1 single power point for range hood
Supply and fit new g.p.o double
Power supply for the under the bench electric oven

Floor Coverings

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

Bathroom

Electrician

1 single 18w fluoro with diffuser and 10" exhaust fan switched to together in bathroom

Tiler

From corner left of mirror all way around bath to left hand architrave of door up to metal joint strip with tile and colour as specified
Full length of the western wall around to the vertical joiner on the southern wall
Ledge and face of bath
All work is supply and fit

Plumber

Remove the old bath replace with Decina Modena have shower and bath nozzle at opposite ends. With the tap sets on the face wall. Run any new pipe work as necessary before the walls are relined.
Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements

Glazier

Supply and fit mirror to full length of existing vanity door
Shower screen

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

Provide a new toilet roll holder
Remove all wall coverings

Plumber

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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 sure)

Glazier

New fly wire on window

Laundry

Plumber

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

Run pipes for washing machine (if needed) allow for conversion as to fit the inset trough with pipes and 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

Replace washing machine switch with double GPO vertical check that it is in the right position if a conversion of the washing machine and the trough are to happen

G.P.O for reticulation

Tiler

Allow to retile over the bench cupboard and around the window

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 to laundry bathroom and toilet

Extra room (see drawing)

Maintenance

Build the walls and put in the door and frame as per the drawing

Reline the ceiling and the walls new and existing using hardies and plastic joiners

Fix the end of the boards near the back door

New back door seal

Glazier

New windows in the existing gaps on the western wall

Electrician

Light and switch to the new room as per the drawing and a light in the newly created hall if necessary

Floor sander

Sand and polish the boards in this area as per the rest of the house