

4 Crosbie Cr Scope

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 rubbish

To provide kerbing to the borders of the newly established garden beds

Any area that is to be mulched must have a system used that will stop the grass growing through the mulch.

The system which you use is up to you but if the grass grows through the mulch you will be responsible for its removal.

If the grass continues to grow through the mulch and you will be responsible for the cost of what ever work is required to rectify the problem

Allow \$300 for the purchasing plants

Retic system (to include the verge)and controller same as the one on the houses (Lawn areas and garden beds)

Top dress and aerate lawn areas

General clean up and removal of rubbish

All trees that are removed must have stumps left below the ground level

Remove all rocks

Cut out and remove the concrete to the right hand side of the tap on the front wall

Cut and remove the concrete between the front steps, carport and the gate as per plan

Remove all carport components and footings

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

Replace the Eastern boundary fence from the front where it meets the existing wing fence

New single gate and posts to opening

Replace the broken panel and the asbestos panel next to the gate opening

Remove the wire from the existing metal frame jack up the front right hand corner then inform David Affleck so he can organise to have the frame painted.

Then fix timber pickets to the frame work and gate

Plumber

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

Maintenance

Provide new letter box and numbers on the fence frame as the existing is closer to the path and gate

Painter

Paint the front fence frame once the wire has been removed then paint the pickets once they have been fixed on

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

Rake and level the yard bring in fill if required to leave the yard safe and usable

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Remove the oil tank off the site
Remove the concrete build up that is curved and sleepers feather the ground out
Remove the pavers and the slabs from the entire yard
The raised area at the rear door around the back wall is to be levelled and paved with clay pavers
Also the area between the gate and the stairs to the raised area is to be paved
Power line to go in free standing along the rear side of the raised area that is to be paved

Fencing Contractor

Replace any cracked or broken fencing unless otherwise 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 system

House

House External

Electrician

New oyster light front and rear
1 new circuit 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 megger 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 front light inside
Provide smoke alarms to comply with by laws

Brick Cleaner (if brick)

Light acid clean the exterior walls

Painter

To paint all previously painted surfaces and any new as specified (including the front veranda and the inside of the meter box) all external walls

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) move the existing down pipe that is on the front wall so that it goes straight down to the garden bed

Maintenance (all external timber work to be CCA)

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
Hand rail and spindles to the veranda and steps which are to be with CCA
Allow to repair the eaves where the down pipe is going to be moved on the front wall
Replace fascia looking from the road
Rear left hand corner

- 4.3 meters on the side
- 1 meter on the rear

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Rear right hand corner

- 1 meter both ways from the corner

Remove the pole that is from the fox tell and the wire

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

Check all of the storm water connections if broken, damaged , buried fix or replace

House Internal

Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures

Remove all the old floor coverings that are loose

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

All wooden doors to operate correctly

All doors, doorframes and architraves are to be in good working order

Replace all of the door furniture including the cupboard doors and draws

New door buffers through out

Front and back doors must have deadlocks and handles that don't interfere with barrier doors

All exterior doors that replaced are to be weather resistant, solid and with weather strips

All timber windows, Architraves and frames to operate correctly

Built in cupboards doors to operate correctly, shelves to be in place, replace if in poor condition or missing

Provide a hanging rail if the one there is in poor condition or is missing

Check that all the internal panels are secure and in place, if not fix

Remove any unused brackets of fixtures or replace them so they are usable

Remove all of the ceramic tiles from the entire house floor, walls and bath up stand and shower area

Remove all of the timber panelling from the walls

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

Remove the oil tank from site and all redundant related items

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

Provide winders and screens to any suitable windows

Check all the aluminium windows and doors operate correctly replace any components required

Aluminium window and door hardware to be in good working order and not to look daggy

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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

Uncover the fire place
Remove the sliding door track and hang hinged door
Remove the carpet

Electrician

6 down lights

Glazier

New winders
Re-putty the loose glass for windows and fixes panel and refit beads

Tiler

Tile the fire place as per usual

Plumber

Replace the old vent and gas bayonet near fire place

Hall Way

Electrician

4 down lights

Maintenance

Remove the metal strip off the front door step
Patch the door frame where the security door hinges were
Re-flush the joint in the ceiling at the corner
Fix the loose panel on the top door of the linen cupboard

Bed room 1

Maintenance

Fix the left hand window sash
Replace the ceiling and the cornice
Line the 2 walls that have textured render with 6mm gyprock flush ready to paint

Glazier

Replace right hand winder
Refix the glass panel in middle

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Bed room 2

Glazier

Winders
Refix glass panel

Painter

Allow to remove the reflective stickers from the ceiling

Bedroom 3

Maintenance

Replace the ceiling and the cornice

KITCHEN

Maintenance

Remove old cupboards, pantry and overhead cupboards
Remove old tiles all
Patch ceiling grill after exhaust fan is removed
Remove the window and both mullions board up

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

Plasterer

Float and set walls after the tiles have been removed

Tiler

Splash back and between bench top and underside of overheads,

Plumber

Remove old taps and nozzles, disconnect sink
Supply and fit new double inset sink with flick mixer type tap alter waste to suit
Supply gas to hob (don't run gas pipe through the cupboard please)

Electrician

Replace light switches
Reposition GPO for fridge
6 down light some over the bench and some in middle please talk to David about position prior to installing them
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

Floating floor through out kitchen and dinning area

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Glazier

2 New aluminium windows about

- 1000 x 1200 half fixed half slide
- 1800 x 1300 2 sliders fixed in middle
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Bathroom

Maintenance

Remove all tiles and brick build ups for shower , bath and cupboard

Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges

If the bath is being moved allow to rebuild the up-stand (Please check with plumber)

Moister resistant door if door to be replaced

Remove the existing built in vanity cupboard

Towel rail new

Electrician

light heater and fan type thing

Tiler

Water proof bath and shower area's

Brick build ups for the bath, shower and brick up where the old vanity has been removed from the wall

Tile the floor, walls and up stands

Window sill

2 Course above the vanity to follow around to the shower

brick up and tile between the bath and the vanity

Plumber

Remove the old bath replace. New bath

Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle

Supply and fit replacements

New floor waste

Glazier

Supply and fit p.v window with obscure glass

Supply and fit mirror as built in vanity to be removed

Shower screen no door

2 P.V windows remove grill

Plasterer

Float and set the walls once tiles removed

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others) up off floor

Toilet

Maintenance

Remove all tiles including the floor

Provide a new toilet roll holder

New ceiling

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Plumber

Remove pan, seat flush pipes and replace with new as specified and tap and inlet pipe
New dual flush system as specified

Glazier

New fly wire on window

Laundry

Maintenance

Remove all tiles including floor
Sort out some sort of a sill for the rear door and place a weather strip in it
New rear door

Plumber

Remove old trough and taps and nozzle
Supply and fit new as specified inset
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
Remove the pipes and all redundant components from the electric HWU
Ruin all pipe work required for a new gas HWU for house

Glazier

Remove existing wooden window and replace with half fixed, half slide with flywire remove grill

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
Screed floor after tiles are removed and tile laundry and toilet

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard as per drawing