

8500 43 Margaret St 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

Trim the dead branches of the cotton palm

Remove the fence that runs along the front boundary

Fencing Contractor

Replace any cracked or broken fencing unless other wise specified replace with same or similar

(Others will remove the fence on the front boundary) and you are to provide a PVC picked fence that runs across the front boundary no gates required.

New wing fence on the right hand side

Replace left hand side from front boundary to inline with the rear wall, of the house.

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 to the side of driveway

Back Yard

Landscaper (please read the procedures for removal of asbestos which are on our web site)

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

Removal of the shed including the slabs and the asbestos to be removed from the shed and wrapped and we will have it removed.

Remove all internal fencing

Remove all of the trees

Remove the slabs from the raised patio area to be done prior to the house being plastered

Replace with red clay pavers to be done after the plastering is done

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 system

Brick Layer

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Finish bricking up the piers at the rear of the house
Cut the sill tiles back flush with the brick work replace any that are missing

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 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
Provide smoke alarms to comply with by laws
Check that power supply to the carport
Supply new light fitting and switch to the carport
Remove the aerial and the satellite dish

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)
Paint all of the fences that are out the front of the house, the front boundary fence will be removed
High pressure clean and paint the carport
Paint all of the external walls after they are plastered

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available)
Allow to put in purlins, roof sheeting, gutters, flashings and down pipes to close in the rear pergola area (frame work already in place)

Maintenance (all external timber work to be CCA)

Fix or 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
Hand rail and spindles to the veranda and steps which are to be replace with CCA treads and stringers
Replace and cracked or missing cladding
Replace any damaged or missing goanna boards

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
There is a gas pipe that runs to the add on room we need it moved as we are going to put a sliding door where the pipe runs we still would prefer to have the bayonet going to the room

Plasterer

Two coats of grey to all external walls

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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
Pin back any loose wall sheets
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

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
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

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

Plasterer

Patch all of the internal walls

LOUNGE

Maintenance

Electrician

6down lights

Hall Way

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Electrician

4 down lights

Maintenance

New front door

Bed room 2

Electrician

Remove the fan

Bedroom 3

Maintenance

The opening to the add on room will have the out side leaf bricked up we will leave the frame on the internal leaf and want it turned into a book shelf

Bricklayer

Brick up the doorway but only the outside leaf as the inside leaf is to be a bookshelf.

KITCHEN

Maintenance

Remove all asbestos and vertical metal jointing strips.

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

Remove ceiling grill and patch

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

Supply gas to hob (don't run gas pipe through the cupboard please)

Electrician

Replace light switches

Reposition GPO for fridge

2 single 36w fluros with diffusers

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

Click lock-floating floor for in the kitchen and meals area

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Bathroom

Maintenance

New ceiling

Remove

- Floor and wall tiles
- Vanity
- Shower screen

Electrician

3 way light in the middle of the ceiling

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

Ledge and face of bath

Floor and skirting

Raise floor waste

Supply and fit cover strip for edge of tiles

All work is supply and fit

Plumber

Remove the old bath replace,

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

Supply and fit replacements

Glazier

Supply and fit new mirrors to existing vanity

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

Toilet

Maintenance

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

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 sure)

Glazier

New fly wire on window

If the window is louvers then it needs to be replaced and the trenches from the louvers need to be covered with

Laundry

Maintenance

New ceiling

Remove the sliding doors replace with hinged to open into laundry

Remove all wall and floor tiles

Sort out some sort of a sill for the rear door and place a weather strip in it

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Remove the cabinets and shelving racks

Plumber

Remove old trough, 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 fixed, half slide with flywire

Electrician check drawings

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 to go in the broom cupboard

Tiler

Allow to retile over the bench cupboard and around the window

Run 1 tile high skirt and floor tiles throughout both toilet and laundry

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard look at drawings please

Room that is a add on

Glazier

Remove the window that is facing the pergola area and replace with an aluminium sliding door

Will have the cladding removed and correct size opening made by others

Maintenance

Once window has been removed, make the opening for the sliding door to the size as required by glazier