

# 8500 44 Jinda Rd 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

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

Retic to the verge and top dress same as the rest of the front yard

#### **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

Picket fence to front boundary

#### **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

### **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

Remove all trees, bricks, sleepers and concrete tanks

#### **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

# 8500 44 Jinda Rd Scope

## 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

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

#### 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 (all timber work out side is to be done with 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

Bird board

Jack up the front corner of the veranda

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

### House Internal

#### Maintenance

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

## 8500 44 Jinda Rd Scope

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

### **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**

Reline the western and the southern walls

Patch the hole in the wall where the air -con was

### **Electrician**

4 down lights

### **Hall Way**

### **Electrician**

2 down lights.

# 8500 44 Jinda Rd Scope

## **Maintenance**

Patch wall

## **Painter**

Strip off all the wall paper ( it has been painted but needs to come off)

## **Bed room 1**

### **Maintenance**

Reline the western wall to 1350

## **Bed room 2 (will be the new kitchen PINK ROOM)**

### **Maintenance**

Reline eastern, northern,

Cut the wall as required on the kitchen drawing and support the ceiling and the roof to comply with the BCA

Fill in the existing door from the hall to this room

Remove the door and frame from the kitchen to the laundry and use in this room as to gain access to the laundry

### **Cabinet maker as per the drawing (existing kitchen to become bedroom)**

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 (existing kitchen to become bedroom)**

Remove old taps and nozzles, disconnect sink

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

Allow moving gas is necessary, run on wall behind cupboards.

### **Electrician (existing kitchen to become bedroom)**

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

## **KITCHEN (EXISTING KITCHEN TO BECOME BEDROOM)**

### **Plumber (existing kitchen to become bedroom)**

Remove old taps and nozzles, disconnect sink

Move water hot and cold to room to be kitchen

Allow moving gas is necessary, run on wall behind cupboards to new room

# 8500 44 Jinda Rd Scope

## **Maintenance (existing kitchen to become bedroom)**

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  
Remove old tiles  
Patch ceiling grill after old light is removed  
Remove the door to the laundry and fill in

## **Bathroom**

### **Maintenance**

Strip the walls of all the asbestosis sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush  
Remove the skirting tiles and the tiles from the bath up stand. Reline bath up stand.

### **Electrician**

1 single 18w fluro 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  
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**

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 p.v window with obscure glass  
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**

# 8500 44 Jinda Rd Scope

## **Maintenance**

New door  
Provide a new toilet roll holder  
Remove the cover batons from the ceiling and the walls and flush

## **Plumber**

Remove pan, seat flush pipes and replace with new as specified

## **Glazier**

Remove louvers, put in P.V and cover slots where louvers were.

## **Laundry**

### **Maintenance**

Remove batons from ceiling and flush  
Remove cover batons from walls and flush  
Remove any tiles  
New door to kitchen and into laundry

### **Plumber**

New grill for floor waste  
Supply and fit new taps  
Allow to remove any redundant pipes

### **Glazier**

P.V

### **Electrician**

1single 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

## **Back room/Bedroom 3**

### **Glazier**

Remove the louvers and fit aluminium sliders.

### **Maintenance**

Remove the cover strips off the walls and flush  
Replace any cracked or damaged sheets  
Line the ceiling on the rake

### **Electrician**

# 8500 44 Jinda Rd Scope

Fluro

## **Floor coverings**

Carpet as done at Bushby

## **Rear passage**

### **Maintenance**

Remove the cover strips off the walls and flush

Replace any cracked or damaged sheets

Line the ceiling on the rake

Seal on the rear door

### **Glazier**

Remove the louvers and fit aluminium sliders.

### **Electrician**

Fluro

## **Floor Coverings**

Lay masonite on the floor and cover with the same vinyl as the laundry and the toilet