

8500 45 Bushby 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

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

Right hand fence to the front boundary

Double gates and 1800 high fence behind where the carport is marked

Left-hand fence to the boundary at 1800

Carport Contractor

Build a carport to one of the ESE Carport design Positioned as specified

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

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

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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

Glazier

New barrier door hung to suit the existing door

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)

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 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

Replace the weather board to the Northern and Western sides of the house

New meter box door

Allow to replace at least 12 stumps

Front veranda

Remove the existing steps and take them back to the bare timber and place back

Place a dummy joist at the front edge of the veranda at the steps then cut back the broken ends of the floorboards.

Run a board in the opposite direction where the ends were cut off to finish off

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

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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 through out

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 ceiling and reline all of the walls

Electrician

4 down lights

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Hall Way

Electrician

3 Down lights

Bed room 1

Maintenance

Patch the cracks in the walls

Bed room 2

Glazier

Replace the louvers with fixed panels of translucent glass

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

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

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

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

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Bathroom

Maintenance

Strip the walls of all the asbestos sheets fit villa board and flush ready to paint remove the horizontal metal strip and flush run the new sheets over the curved corners of the floor to the ground

Remove the floor coverings

Rebuild the bath up stand once the bath is in the correct position

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

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

Allow to brick up under the vanity

Plumber

Move the old bath have shower and bath nozzle at eastern 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 off the floor (basin supplied by others)

Painter

Inside and out at existing vanity

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder

Plumber

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

New dual flush system as specified

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Glazier

Remove the louvers replace with P.V

Laundry

Maintenance

Remove the wooden fly door to the kitchen and patch the frame

Plumber

New grill for floor waste

Supply and fit new taps washing machine ones to

Allow to remove any redundant pipes

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

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme

Back Area/ back room

Maintenance

Replace any damaged floor boards with sheeting as the area will have vinyl on it

Floor coverings

Lay masonite sheeting down then cover with vinyl carry it through the laundry and the back rooms.