

# 8500 45 Koolgo Scope and Budget

## EXTERNAL

### General Notes

All works to comply with specs, architects colour scheme ,garden architects plans and any other drawings provided

### 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  
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

#### 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

#### 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

#### Maintenance

Gates in the access panel

### House

#### House External

#### Electrician

New oyster light front and rear

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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 extra 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 that need are in need  
Remove any old brackets, nails or any other obsolete fixtures from barges or facia  
New CCA handrail and spindles

## **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  
Replace rotten or missing goanna board and have them all evenly spaced

## **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

### **Electrician**

Replace all light switches  
Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings

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## **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 or sand and varnish

## **Floor sander**

Sand and coat all exposed timber floors with three coat polyurethane system

## **LOUNGE**

### **Maintenance**

Scrape and join the vertical joints

### **Electrician**

4 down lights

## **Hall Way**

### **Electrician**

Fluro in the hall and two down lights in the entrance

### **Maintenance**

reline all of the walls to 1350

## **Bed room 1**

### **Maintenance**

Replace the wall sheets as marked

## **Bed room 2**

### **Maintenance**

Scrape and rejoin the vertical joints

New door

### **Glazier**

Replace the broken glass

### **Maintenance**

## **KITCHEN**

### **Maintenance**

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

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Patch ceiling grill after old light is removed

## **Cabinet maker**

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)

## **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

### **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 eastern end. 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 and handle

Shower screen

### **Cabinet maker**

Make and fix vanity unit free standing 900 x 600 (basin supplied by others) with no up stand

### **Painter**

Inside and out at existing vanity

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## **Bath recoat**

Bath

## **Toilet**

### **Maintenance**

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

New door

### **Glazier**

P.V window

## **Laundry**

### **Maintenance**

New door

Patch the wall where it is cracked

### **Plumber**

Supply and fit new taps

Allow to remove any redundant pipes

New trough and brackets to match the existing ones

### **Glazier**

Remove existing wooden window with louvres and replace with half slide with flywire

### **Electrician**

1single 36w defuses in laundry

Washing machine switch with double GPO

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