

# 8500 50 French 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

Remove the following items

- Existing concrete path to the front porch
- All of the rocks down the left side of the drive
- Picket fence from the porch
- Stumps and rocks from the right of the drive
- The patio structure and all related brackets and timber
- Existing sleeper borders

#### **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

New colour bond gates and wing fence to go in on the left side. Positioned in line with the front edge of the front window which is about 5m in from the front corner of the house, the colour to match the existing

#### **Plumber**

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

Where the new concrete is gong for the drive way pipe the storm water away under the drive prior to the concrete being poured

#### **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

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Remove following items

- Timber structure and all related items that is at the back door
- Rock water feature
- Shed and slab that it is on
- Birdcage and the built up area that it sits on
- Remove all slabs
- Existing cloths hoist

Leave the concrete at the back door about 7m by 3m please check with supervisor before removing

Clear out the entire yard get the ground level down to the top of the limestone footing

Power cloths line

10m<sup>2</sup> of concrete exact position to be decided once work has started

Remove

The fence sheets near the shed with the single gate can be removed to help with access for bobcat

## **Fencing Contractor**

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

Remove the existing timber fence with hardies about 18m

## **Plumber**

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

## **Maintenance**

Shed

Replace the broken sheets with hardies

Remove existing single access door and replace with solid weather resistant door with dead lock and levers to open on both sides

## **Electrician**

Shed

Remove the power to the shed and all electrical components in the shed

## **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

#### **Brick Cleaner (if brick)**

Light acid clean the exterior walls

#### **Painter**

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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)

## **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

## **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

## **Brick layer**

Patch in hole from air-con

## **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**

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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

## **LOUNGE**

### **Maintenance**

Patch in hole in the wall

Replace the architrave where the dead lock was

### **Electrician**

4 down lights

## **Hall Way**

### **Electrician**

3 Down lights

### **Maintenance**

Replace the gyp-rock where there are holes

Put doors and architrave around the alcove above the existing cupboard

## **Bed room 1**

### **Maintenance**

Re-line all walls to 1750

## **Bed room 2**

### **Maintenance**

New door

## **Bedroom 3**

### **Maintenance**

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Patch walls as required  
New door

## **KITCHEN**

### **Maintenance**

Remove all asbestos and vertical metal jointing strips.  
Replace with gyprock and flush ready to paint  
Remove plaster range hood, patch wall, ceiling and cornice  
Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were (using moisture 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  
Supply gas to hob (don't run gas pipe through the cupboard please)

### **Electrician**

Replace light switches  
Reposition GPO for fridge  
2 single 36w fluores 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 asbestos 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  
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)  
Moisture resistant door new

### **Electrician**

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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

## **Plumber**

Remove the old bath replace, have 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

## **Toilet**

### **Maintenance**

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

Remove the cupboard structure

### **Plumber**

New tap and seat

### **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**

Remove batons from ceiling and flush

Remove the cupboards on the wall

Remove any vents in the ceiling and make good the ceiling

Remove any tiles

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

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## **Plumber**

Remove old trough and 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

Check that the floor waste isn't in the way of the cupboards if it is move it

## **Glazier**

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

## **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

Brick build up to be tiled under cupboard

## **Floor Coverings**

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

## **Cabinet Maker (broom cupboard to right of window )**

Bench cupboard with inset sink (supplied by others) and broom cupboard both to be on brick build up that will be tiled