

51 Bushby Street, Midvale
Sale Property
This scope of works is to be read in conjunction with the Specifications and colour scheme
Front Yard
Landscapers
General clean up
Retic to verge
Provide new garden beds as per the plan
Provide kerbing, plants and mulch
All gardens to have retic
Fencers
New double colourbond gates to left of carport as per drawings
Remove double gates to right hand side 1800 hardies
Boundry fence to right hand side low level
Back Yard
Landscaper
General clean up and removal of rubbish
Remove old clothes hoist and provide new (to be 5m from laundry door)
Remove all loose concrete slabs
Concrete path from laundry door to clothes hoist
Electrical
Decommission and remove all electrical from sheds
House External
Maintenance
New letter box and numbers
Fix or replace any missing, rotten loose fascia, barge or rafter tails
Bird board where suitable
Solid core front door
Remove redundant clouts and fix loose sheeting to carport
Painter
Eaves, rafter tails, timber window components, carport , flashings and brick work
Paint all meter boxes inside and out
Roofer
Full roof refurbishment
Replace all gutters and down pipes including those on the carport with slotted gutters
Electrician
New oyster lights on the veranda and in the carport to be two way switched together in the lounge and in the carport
! New circuit breaker with separate RCD, MCB protection for power circuit and for lights
Check mains earth and stake replace if required
Replace att GTO and internal light switches
Safety check and megga test
Glazier
Make all keys to be keyed alike

House Internal**Maintenance**

Remove any screw ,bracket, hooks or any other unwanted fixtures from the house internal or external including curtains

Remove all vinyl from house

Ease any doors or timber windows checking that they operate correctly

Fix any loose , missing or broken door stops, architrave or skirting

Fix any door frames in poor condition

Replace all door furniture including the front door and cupboards

Remove all curtain rails

New doors throughout

Electrician

Replace all switches and power points throughout house

Replace all GPO's any single to be double and all new to be double

Move all skirting GPO's to the wall at the same height

Smoke detectors

Provide globes for all light fixtures

Fix and remove all non conforming electrical points

Painter

Paint all walls, doors, ceiling, skirting, architrave, or any other previously painted surface

All cupboards inside and out

Flooring

Floating floor throughout (except bedrooms and wet areas)

Carpet to bedrooms

Blinds Company

Provide blinds through out house except for the toilet and the bath room

Glazier

Flywire to all windows

Lounge Room**Painter**

Paint all walls

Electrician

4 down lights

Kitchen**Maintenance**

Strip the floor, cupboards and range hood

Allow to patch behind the range hood walls cornice and ceiling

Door to frame that leads to the hall

Cabinet Maker

Bench cupboards ,overheads. pantry and range hood with range hood as per drawing

All tops to be post formed

Electrician

2 Fluors

Fridge power point

Range hood point

Microwave box point

Move others to suit

4 down lights

Tiler

Tile from the bench tops to the under side of the over heads 600mm

Plumber
New double bowled inset sink with flick mixer centre of the window
Floor layers
Floating floor
Laundry
Maintenance
Remove cupboards and tiles (include floor)
Plumber
Inset trough
Run washing machine taps - do conversion
Electrician
Washing machine conversion
Double GPO above the washing machine
Cabinet Maker
Bench cupboard with inset sink (sink to be next to washing machine)
Broom cupboard
Tiler
Skirting tile through out the laundry and the toilet
Above the bench and down behind the washing machine
Floor
Toilet
Plumber
Replace the seat flap and the tap and the inlet pipe
Tiler
Skirting and floor
Bathroom
Electrician
Remove old light
3 way light - heat, light, fan
Maintenance
New door
New curtain rail
Replace towel rail
Remove all existing furniture
1200x1500 mirror
Remove tiles (including floor)
Plumber
New basin, tap ware to bath and shower and rose
New bath
New shower
Cabinet maker
New vanity 600x900
Painter
Paint inside existing vanity remove vinyl
Glazier

Replace mirror with full length and width of existing vanity
White PV vented window
Shower screens and door
Tiler
All walls, tiling to top of door frame
Tile bath up-stand, shelf and floor
Maintenance
Fix linen cupboard doors
Electrician
Down lights