

# 8500 6 Balfour Rd Scope of Work

## RETAINED PROPERTY

### EXTERNAL

#### General Notes

All works to comply with Department Of Housing and Works specifications , architects colour scheme or garden architects plans

#### FRONT YARD

##### Landscaper

General clean up and removal of rubbish  
Stumps from removed trees must be below the ground level  
Top dress and aerate lawn  
No green waste to go in the skip bins  
Allow to remove all of the rubbish  
Remove the white gum  
Remove all of the rocks  
Clean away the soil and the grass as to expose the kerb

##### Fencing Contractor

All gates to be in good working order,  
Drop bolts on all double gate must go into a metal tube in concrete  
Rehang the gates on site fix if required

##### Maintenance

Provide new letter box and numbers (check with supervisor for position)  
Remove the timber uprights that are a sort of hand rail

##### Plumber

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

##### Painter

Paint the wing fence and the gates

#### 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 and move no more than 3 meters from the house  
Ground to be left even and level  
Remove the add on out the back the entire structures both of them  
Remove all of the trees and shrubs  
High pressure clean all of the concrete paths and the slabs that are to remain  
Remove all of the pink coloured slabs. Of the remaining slabs remove the broken concrete which is being used to retain them. Remove the retaining wall out of the back yard and use the components to retain the concrete slabs that remain. The area that the slabs are removed from is to be left level and raked.

##### Bricklayer

Replace the missing bricks from the piers

##### Fencing Contractor

All gates to be in good working order  
Drop bolts on all double gate must go into a metal tube in concrete

##### Plumber

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

#### House

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## House External

### Electrician

Check that all of the lights are in good working order if not replace  
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  
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  
Provide smoke alarms to comply with by laws

### Brick Cleaner (if brick)

Light acid clean the extra walls

### Painter

All previously painted surfaces (including the front veranda and the inside of the meter box)  
Meter box inside and out

### Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) if required

### Maintenance

Fix or replace all damaged fascia, bargeboard or eaves linings  
Fix or replace scotia from eaves  
Fix tile fillets from side of house  
Remove any old brackets, nails or any other obsolete fixtures

### 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

### Insulation

Insulate the ceiling space as per the Homes West Spec

### Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures  
Doors to operate correctly  
Replace the door furniture as required including the cupboard doors  
Remove all the old floor coverings except for the vinyl tiles which are stuck down  
Solid rubber door buffers through out as required  
Front and back doors must have deadlocks and handles that don't interfere with barrier doors  
Provide man whole covers if needed  
All cupboards to be in good working order inside and out  
Ceilings must be able to withstand the insulation

### Electrician

Replace light switches that are cracked, faulty, broken, painted or badly faded  
Replace all GPO's with doubles  
Provide globes for all light fittings  
Replace all of the light fittings with baton holders with hats  
Provide a GPO no more than 1 meter from the gas out let

### Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

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## **Glazier**

To re-wire fly screens as required  
Replace any cracked chipped or missing glass  
Locks on sliding doors must be of a high working standard  
Any window without security grills must have key locks  
All aluminium windows and doors must in good working order

## **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 treatments**

New vinyl tiles through out except for in the rooms which have ceramic tiles on the floor

## **Plasterer**

Patch the walls

## **LOUNGE / Entrance**

### **Maintenance**

Patch the ceiling

## **KITCHEN ( is a new kitchen so leave the cupboards)**

### **Maintenance**

Remove the tiles all of them  
Remove the floor coverings loose  
Remove the damaged skirting and replace

### **Tiler**

New as they are

### **Electrician**

Replace single power points and new fan

### **Floor Coverings**

Vinyl throughout whole of kitchen Tiles not sheet

### **Glazier**

Remove the paint from the glass if no able remove the paint to replace the glass

## **Hallway**

### **Maintenance**

New skirting

## **Bathroom**

### **Maintenance**

Remove all vertical tiles and the ones on the bath shelf  
New towel rail

### **Electrician**

New bayonet and hat

### **Tiler**

Around the bath as per the specs  
Ledge and face of bath  
Supply and fit cover strip for edge of tiles  
All work is supply and fit

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Tile Skirting  
Soap holders

## **Glazier**

New mirror as is

## **Toilet**

### **Maintenance**

Provide a new toilet roll holder

## **Glazier**

Fly wire on window new

## **Laundry**

### **Plumber**

New grill for floor waste  
Supply and fit new taps  
Replace trough and cabinet