

8500 6 Windoo Scope

All trade's to read the entire scope and look at the plans as the house has major changes

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

Allow \$300 for the purchasing plants

Retic system (to include the verge)and controller same as the one on the houses

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 rubbish and leaves from under the house

Remove the pine tree and the other shrubs in the front yard only leave the red leafed tree

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

Replace the left wing fence back to where the poured concreted slab finishes

Put in double gates at the same angle as the end of the concrete is

Plumber

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

Move the copper pipe so that it runs on the inside of the dig buttons at the front of the house.

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

Allow to remove about half of the plants and trees in the rear yard and sort out which ones with David if you win the job

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
Run the existing wires for the areal in the wall or concealed some how with an out let in the lounge room

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 (all external timber work to be CCA)

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
Hand rail and spindles to the veranda and steps which are to be replace with CCA treads and stringers
Replace and cracked or missing cladding
Replace any damaged or missing dog boards
Strip the existing landing use the sub structure and replace the decking and the handrail with CCA

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

House Internal (look at all of the drawings)

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

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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
New front door

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
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

All work to BCA

Re-line all walls and ceiling replace cornice
Remove eastern wall
Support the ceiling and the roof to comply with BCA
Form bulkhead between LVL and new meals area as per plan/sketch

Electrician

4 down lights

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Hall Way (new)

Electrician

4 Down Lights

Bed room 1

Maintenance

Re-line damaged wall linings

Build wall to form passage, fit new frame and door to Bedroom

Bed room 2

Maintenance

Re-line damaged wall linings to 1200mm

Bed room 3

Maintenance

Remove cover battens from walls and ceiling flush

Glazier

Replace the louvers with aluminium sliders

KITCHEN

Maintenance

Remove all of the asbestos lining from walls and ceiling

Re-line all ceilings and walls with gyprock

Remove the floor boards replace with Hardies compressed flooring to wet areas

18mm aquatite or similar structural flooring to new Kitchen area

Build all walls as per plan

Remove windows and door from rear of house and cladding

Build new openings required for windows and rear door

Cabinet maker as per the drawing(new kitchen area)

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 (move all required waste, water and gas to new kitchen area)

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 (new kitchen area)

Replace light switches

Reposition GPO for fridge

2 single 36w fluros with diffusers

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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

Floating floor

Dining / meals

Maintenance

Build walls to enclose meals and form passageway to bedrooms 2,3 Bath and WC

Electrician

4 down lights

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
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)
Moister resistant door if door to be replaced
Towel rails

Electrician (new area)

1 single 18w fluro with diffuser and 10" exhaust fan switched to together in bathroom

Tiler (new area)

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
Form new shower hob

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 (new bathroom area)

Supply and fit p.v window with obscure glass
Shower screens door and panel
Mirror above vanity basin

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others)

Toilet

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Maintenance

Remove all of the wall and ceiling linings and redo with gyprock
Provide a new toilet roll holder
New door

Plumber(new toilet area)

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

Glazier

P.V window for the new toilet

Laundry

Maintenance

Remove all of the wall and ceiling linings and redo with gyprock
Fit new rear door and frame to laundry
Re-use existing steps to rear if possible replace treads if needed.

Plumber (new laundry area)

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

Glazier (new laundry area)

Aluminium half fixed, half slide with flywire

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

Tiler

Allow to retile over the bench cupboard and around the window
Run 1 tile high skirt throughout both toilet and laundry and floor tiles

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard

Rear Entrance

Maintenance

Extend roof to give 300mm minimum eaves to rear over kitchen
New rear door and sill as per spec