

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

Fencing Contractor refer to drawings

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

All gates to be in good working order

New double gates to match the fence hight

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

Rake and level the yard bring in fill if required to leave the yard safe and usable

Remove both trees in the back yard

Remove the grape vine

Remove all slabs

Remove fence and gate between the laundry and the side fence in back yard

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

Brick Cleaner (if brick)

Light acid clean the exterior 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 (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 goanna boards

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

Plasterer

Grey sand finish same as others

Brick layer

Under window in lounge room

Remove the door and brick up opening on southern side

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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

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 coverings

Floating floor to the kitchen and dining area

Carpet to hall way, bedrooms and lounge

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LOUNGE

Maintenance

Studwork and line below the window
Stud work and line to area of the bricked up door

Electrician

6 down lights

Hall Way

Electrician

3 down lights

Maintenance

Patch walls
Replace the bottom shelf in the linen cupboard

Bed room 2 and 3

Maintenance

Patch the walls

KITCHEN /Dinning

Maintenance

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
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,

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 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
GPO's as per the drawing

Floor Coverings

Floating floor with underlay (talk to David Affleck)

Bathroom

Maintenance

Remove all wall tiles
Remove the shower up-stand and screen
Moister resistant door if door to be replaced
Remove bath upstand

Electrician

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

Tiler

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
Allow for brick kicker on the vanity and around the vanity and shower
Water proof and tile the area's for shower and the bath both new positions

Plumber (look at the drawing)

Remove old basin, taps, shower rose, shower taps and all bath taps and nozzle
Supply and fit replacements
Remove the toilet

Glazier (look at the drawing for the bathroom)

Supply and fit p.v window with obscure glass to the right hand side of the window as the left will be removed
Shower screen and door and edge of bath
Mirror above the vanity

Cabinet maker

Make and fix vanity 900 x 600 (basin supplied by others) brick up-stand

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder

Plumber

Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified
Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not sure)

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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

Laundry (Drawing attached)

Maintenance

Remove any tiles

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

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 and behind washing machine

Run 1 tile high skirt throughout both toilet and laundry

New floor tiling

Cabinet Maker

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