

8500 66 Jinda Scope of Work.xls

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

General clean up and removal of rubbish

Cut out the north, eastern corner of concrete from the front veranda and replace

Prune the bushes on the east of the drive to act as a privacy screen same as the neighbours have done

Remove all of the creepers from any where that they are growing on the house

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 double gate on driveway

Re-run the fence on the western side of the house 1.5 meters back from the tree run parallel to existing

Painter

High pressure clean the carport and prime and paint

Plumber

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

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

Remove the big tree that hangs over the house and the fence (pepper I think)

Remove the tree and shrubs on the eastern fence line

Service the hoist or replace if needed

Replace the section of foot path that is raised

High pressure clean the driveway and all of the foot paths as one of the last jobs

Remove all of the creepers from any where that they are growing on the house

After removing all of the rubbish and the other work and once most of the other trades have finished air rate the entire rear yard

Remove the rock retaining wall

Remove the hose reel

With clean fill to the height of the rear veranda compact and bevel out over two meters also fill to the edge of the paths and feather out after compacting

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

If the DG in the middle of the yard is redundant remove if possible move close to the house and cap

Electrician

Run a two way switch for the carport other switch in the laundry

House

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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

Provide smoke alarms to comply with by laws

Glazier

Refurbish the existing

Brick Cleaner (if brick)

Light acid clean the extra 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

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

Patch the front door and frame

Bird board to the rear of the house

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

Re run the hot water unit pipe work

House Internal

Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures

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 layed around the fire place as well

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

Remove all the old floor coverings

New door buffers through out

Front and back doors must have deadlocks and handles that don't interfere with barrier doors

Pin back any loose wall sheets

Remove all of the curtain batons

Check that the ceilings will be able to hold the insulation that will be provided by insulfiber

Electrician

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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
Service any existing barrier doors or(provide new only for the front)
Provide winders and screens to any suitable windows
Remove the old locks

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(not the kitchen area)

LOUNGE

Maintenance

Reline all of the walls and cornice
Chip out the screed in the fire place

Electrician

6 down lights

Hall Way

Electrician

Fluro

Maintenance

Replace the ceilings and wall lining
Build doors to go in the recess above the linen cupboard

Bed room 1

Maintenance

Reline the walls to 1350
Remove the draw rack in the cupboard
New cupboard doors replace the existing Melamine
Build rack of shelve out of melamine 900 height and to the centre mullion where the draws are

Bed room 2

Maintenance

New door
New door stop
Reline the entire southern and eastern walls
Reline the western and northern walls to 1350

Bedroom 3

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Maintenance

Reline all of the walls
New door
New door stop

KITCHEN

Maintenance (As per the Plan)

Remove all asbestos and vertical metal jointing strip. 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
Alter the wall in the kitchen to suit the kitchen drawing

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

Electrician

Replace light switches
Reposition GPO for fridge
2 single 36w fluros 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 bath upstand and rebuild for the plumber after he has swapped the bath around allow for the plumber to run the pipe work before relining
Replace the hinges on the existing vanity
New ceiling
New towel rail
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

Electrician

1 single 18w fluro 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

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All work is supply and fit

Plumber

Reuse the old bath 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

Bath recoater

Bath

Toilet

Maintenance

Remove all of the skirting tiles

Provide a new toilet roll holder

Remove all wall coverings

Make new grill for the vent

New door

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)

Glazier

Fly wire on window

Laundry

Maintenance

Remove batons from ceiling and flush

Remove cover batons from walls and flush

Remove any tiles

Replace the architrave around the rear door

Remove the fly wire door and fix the door frame

Plumber

Remove old trough and taps and nozzle

Supply and fit new as specified

New grill for floor waste

Run pipes for washing machine allow for conversion as to fit the inset trough with pipes and waste to right of wir

Supply and fit new taps

Allow to remove any redundant pipes

New floor waste out past the line of the new cupboards

Glazier

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

Electrician

1 single 36w defuses in laundry

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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 on the brick wall behind the external door when open

Tiler

Allow to retile over the bench cupboard and around the window

Run 1 tile high skirt throughout both toilet and laundry

Floor Coverings

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

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard to left of window