

8500 6 Balga Scope Of Works.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
To provide kerbing to the borders of the newly established garden beds
All trees that are removed must have stumps left below the ground level
Any area that is to be mulched must have three inches of soil removed and the ground sprayed for grass at least two weeks before mulch is put in place
Allow \$300 for the purchasing and planting of plants
Retic system and controller same as the one on the houses (Lawn and garden beds)
Top dress and aerate lawn
General clean up and removal of rubbish
Remove all of the rubbish from under the house
Remove all of the creepers from the any part of the house
Trim the neighbours tree which over hangs the fence on the driveway side
remove all of the plants and the trees except for the one nearest the road

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
Straighten the left hand wing fence
Replace the left hand wing fence back to and including the 1.8 return

Carport Contractor

Build a carport ESE flat roof carport position as on the garden plan

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 including the wood and the tin construction over it
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
Remove the tree stump and the saplings from behind the fence at the end of the driveway
Remove the little tree from the Northern fence
Trim all of the remaining trees

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 southern fence from the back Corner to the return at 1800, From the return to the boundary at 900

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water
Fix the rear pipe work for the DGs so it is neat and runs under the ground

Maintenance

Fix the floor boards on the back veranda

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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

Glazier

Refurbish the barrier doors front and rear

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)

Front steps, chimney, back veranda and steps

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) **Only replace the ones in poor condition**

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

Replace rotten or missing goanna board and have them all evenly spaced

Fix down any loose or dangerous hand rails or boards on the veranda

Remove the shade cloth and the structure from the front veranda

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

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

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Pin back any loose wall sheets

Replace any chipped or cracked hardies sheets from the internal walls don't remove them

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

Service any existing barrier doors or(provide new only for the front)

Provide winders and screens to any suitable windows

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 or sand and varnish

Floor sander

Sand and coat all exposed timber floors with three coat polyurethane system

LOUNGE

Maintenance

Fix the cracks in the upper part of the wall where it is plaster board

Plumber

Gas bayonet

Electrician

4 down lights

Hall Way

Electrician

Fluro

Maintenance

New man hole cover

Fix the cracks in the upper part of the wall where it is plaster board

Bed room 1

Maintenance

Fix the cracks in the upper part of the wall where it is plaster board

New door

Bed room 2

Maintenance

Fix the cracks in the upper part of the wall where it is plaster board

New door

Bedroom 3

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Maintenance

Fix the cracks in the upper part of the wall where it is plaster board

New door

KITCHEN

Maintenance

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 the ceiling once the old fan is removed

Replace all of the kitchen walls using gyprock and moisture resistant behind the sink

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 fluores 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

Bathroom

Maintenance

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 fluoro with diffuser and 10" exhaust fan switched 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

All work is supply and fit

Plumber

Leave the bath 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

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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) suspended

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

Plumber

New tap and inlet pipe

Glazier

P.V window

Floor Coverings

Sceed the floor and cover with sheet vinyl

Laundry

Maintenance

Trim the door so it can swing
Reline the northern wall and flush
Remove the shelves

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

Glazier

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

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

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