

8500 7 Baloo Pl Scope

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

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 brick garden borders

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

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 al of the timber structures which are attached to the house at the rear of the carport

Remove the shed and the slab its on

Except for the large retaining wall please remove all of the other little brick walls and concrete garden slabs and concrete poured slabs from out the back yard and near the house please ask for advise before removing any of the retaining walls.

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

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

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

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

Remove all the old floor coverings not eh ceramic tiles

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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All timber windows to operate correctly
All rear doors to have seals and they are to be in good working order

Electrician

Replace all light switches
Replace all GPO's with doubles
Provide globes for all light fittings
Replace all of the light fittings
Check that the air-con and the alarm are in good working order

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

LOUNGE

Electrician

6 down lights

Hall Way

Electrician

3 down lights

Bed room 1

Electrician

Remove the aerial cable that runs down the wall

KITCHEN

Maintenance

Remove old cupboards, pantry and overhead cupboards
Remove old tiles

Cabinet maker as per the drawing

New bench cupboards with inset sink (supplied by others)
New overhead cupboard

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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

6 down lights

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

Patch the ceiling

Electrician

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

Tiler

Around the new vanity

Plumber

New taps and nozzles through out and a new basin

Glazier

Shower screen

Cabinet maker

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

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder

Plumber

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

New dual flush system as specified

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Glazier

New fly wire on window

Laundry

Maintenance

Remove the cabinet off the wall

Electrician

G.P.O for reticulation

Painter

Inside the trough cabinet