

8500 7 Kalara 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

Prune the existing trees and shrubs no new garden areas to be created

Mulch the existing garden areas

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

Trim back the trees over hanging the fence on the driveway side.

Fencing Contractor

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

All gates to be in good working order

New double gates and wing fence

Replace the left and right hand side boundary fences from the wing fences forward to the boundary, at both high and low level.

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

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 all of the trees and shrubs

Remove rubbish from under the house

Path to cloths hoist out of slabs same as the existing

Remove the lean to structure

Remove the concrete rear steps

The little veranda will be removed by others and new landing and steps out of timber

Allow to make good to new steps with slabs same as existing

Remove the bricks that are used as pavers and replace with slabs

Remove the brick build up as garden bed

Make good the area with slabs

Remove concrete along edge of slabs

Maintenance

Remove the entire rear veranda area replace with CCA landing and steps. Landing to be about 1m wide by

8500 7 Kalara Scope

doors width hand rail on both

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

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

Remove the existing TV aerial

New TV aerial on the roof with outlets in the lounge and the master bedroom

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

Remove the lattice and stuff from front veranda

Hand rail and spindles to the veranda and steps which are to be replace with CCA treads and stringers

Straightens the veranda post

Replace and cracked or missing cladding

Replace any damaged or missing dog boards

Remove the following

- Aircon stand
- Awning on western side of house

Access gate

Plumber

Relace the floor waste flaps if in poor condition

8500 7 Kalara Scope

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

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 sander

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

8500 7 Kalara Scope

LOUNGE

Maintenance

Re-line the northern wall
Patch other as needed

Electrician

4 down lights

Hall Way

Electrician

2 Down lights in the entrance hall, 2 in the other existing hall and 3 in the new hall(to be created)

Maintenance

Entrance Check the ceiling remove the vents and patch the
New front door

Bed room 1

Maintenance

Re-line eastern and western walls to 2 m

Bed room 2

Maintenance

All walls re-line to 2 m

Bedroom 3

Maintenance

Is the sleep out and is dealt with as rear room

Floor coverings

Carpet and under lay

Glazier

Replace the louvers with aluminium sliders half fixed half slide

Kitchen /Dinning Area (look at plans)

Maintenance

Remove all asbestos and vertical metal jointing strips.
Replace with gyprock and flush ready to paint
Remove plaster rang hood, patch wall, ceiling and cornice
Remove old cupboards, pantry and overhead cupboards allow to patch wall wear cupboards were
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)

8500 7 Kalara Scope

New overhead cupboard
New pantry
New overhead with range hood ducted through ceiling
This set of cupboards has an up-stand running along behind the sink as per drawing

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
Supply gas to hob (don't run gas pipe through the cupboard please)
Run all the necessary water and gas for the new kitchen

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
Run all of the necessary power for the kitchen
Minimum of 3 double power points on the kitchen benches

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 to be replaced
Remove the ceiling vent
Towel rails at second stage fix

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
All work is supply and fit

Plumber

8500 7 Kalara Scope

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

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

All rear rooms

Maintenance

Strip out all of the asbestos reline walls and ceilings

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

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 with

Laundry

Maintenance

Sort out some sort of a sill for the rear door and place a weather strip in it

New rear door

Remove the concrete slab from wood heater and make good the floor ready to vinyl

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 fixed, half slide with flywire

8500 7 Kalara Scope

Electrician

1 single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position for the 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

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