

# 8500 77 Beaconsfield 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

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**

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

All gates to be in good working order

#### **Carport Contractor**

Build a carport to one of the ESE Carport design Positioned as specified

#### **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

#### **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)

All of the external walls are to be painted

#### Roof restorers

Remove the existing azzi roof sheets and replace with colour bond sheets.

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

Remove the satellite dish and the cables

New meter box door

#### 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

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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 sander

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

## LOUNGE

### Maintenance

Patch the walls

New front door

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## **Electrician**

10 down lights

## **Plumber**

Replace the vents

## **Hall Way**

## **Electrician**

4 Down Lights

## **Maintenance**

Reline the southern wall

Reline the top half of the Northern and Western wall

## **Bed room 1**

### **Maintenance**

Reline Western Wall

New door

Replace the top on the set of draws with MDF

Patch the window sill

### **Painter**

Paint all of the cupboards inside and out

Paint the inside of the draws

## **Bed room 2**

### **Maintenance**

New door

Remove the set of draws and patch the walls and skirting as required

## **Bedroom 3**

### **Maintenance**

Reline the Eastern and Western walls

## **KITCHEN**

### **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 (using moister resistant behind sink)

Remove old tiles

Patch ceiling grill after old light is removed

Remove the linen cupboard

Block the entrance to the hall from the kitchen

### **Cabinet maker as per the drawing**

New bench cupboards with inset sink (supplied by others)

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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  
Supply gas to hob (don't run gas pipe through the cupboard please)

## **Electrician**

Replace light switches  
Reposition GPO for fridge  
3 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

## **Floor Coverings**

Floating floors to the kitchen area (Check with David for the colour and extend of the flooring )

## **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 if door to be replaced

### **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**

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

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## **Glazier**

Remove the security grills  
Supply and fit 2 p.v windows with obscure glass  
Fit mirror above the vanity`  
Shower screen

## **Cabinet maker**

Make and fix vanity unit free standing 900 x 600 (basin supplied by others) Vanity to go where the basin is

## **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**

Remove batons from ceiling and flush  
Remove cover batons from walls and flush  
Remove any vents in the ceiling and make good the ceiling  
Remove any tiles  
Sort out some sort of a sill for the rear door and place a weather strip in it  
Line wall where the cupboard going after the plumber has run pipes

### **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**

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**

Allow to retile over the bench cupboard and behind the washing machine  
Run 1 tile high skirt throughout both toilet and laundry

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## **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(as per drawing)