

# 8500 77 Sayer Scope of works and Budget

## EXTERNAL

### General Notes

**This house is to be retained by homes west so all work must comply with their specs**

**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

All trees that are removed must have stumps left below the ground level

General clean up and removal of rubbish

Remove the stumps from the front yard and grind

Cut and whipper snip the grass

Remove the metal pole near the front veranda

Remove the rock and bits of concrete from under the gates

Drive way as per the plan

#### 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

As per the plan

#### 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

New cloths hoist and concrete path to it

#### 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

Fix the DG's out the back

### 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 ( stake if 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

#### Brick Cleaner (if brick)

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Light acid clean the walls or maxi clean

## **Painter**

To paint all previously painted surfaces and any new as specified(including the front veranda and the inside of the meter box)

Clean and prepare the carport and paint

Sand and paint the meter box

## **Roof restorers**

Full roof restoration (connect to storm water if available)also high pressure clean the roof and gutters

## **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

## **Glazier**

Barrier doors for the front and back keyed alike

## **House Internal**

### **Maintenance**

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

Doors to operate correctly

Check that all of the door furniture is operating correctly

Patch any wallls that need it ready to be painted through out the house

### **Insulation**

Provide insulation to Homes west specs to the whole house

### **Electrician**

Replace any faulty or cracked light switches

Replace all single GPO's with doubles or any cracked or faulty

Provide smoke alarms to comply with by laws

All light fittings to be as per the homes west specs

### **Plumber**

To provide new gas bayonet and to make all vents comply with Alinta gas

### **Glazier**

To re wire all fly screens

Replace any cracked chipped or missing glass

Window locks on all windows

### **Painter**

To paint all previously painted surfaces and any new as specified including the inside of the fire places(black) and remove the stickers from the built in robes and varnish inside and out.

Sand and use a binder sealer on any stained walls or ceilings

### **Floor coverings**

New vinyl tiles any where there is existing

## **Lounge**

### **Electrician**

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Power point near the gas bayonet

## **Plumber**

new gas bayonet

## **KITCHEN**

### **Maintenance**

Remove plaster rafter, patch wall, ceiling and cornice

Remove old cupboards, pantry and overhead cupboards allow to patch wall where cupboards were (using moisture resistant behind sink)

Remove old tiles

### **Cabinet maker**

New bench cupboards with inset sink (supplied by others)

New overhead cupboard

New pantry

New overhead with range hood ducted through roof and flashed ( As per the drawing )

To replace the existing same set out

### **Tiler**

Splash back and between bench top and underside of overheads, behind stove down to floor same as existing

### **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**

1 single 36w fluros with diffusers

Replace single power point

1 single power point for range hood

## **Bedrooms**

### **Right front**

New door

## **Bathroom**

### **Maintenance**

Strip the wall tiles and skirting tiles

Towel rail

Curtain rail

### **Electrician**

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

### **Tiler**

Retile the same extent as the existing

Water proof the walls around the bath

### **Plumber**

Remove old basin, taps and nozzle

Supply and fit replacements

Supply and fit new shower rose

### **Cabinet maker**

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

## **Painter**

Inside and out of the existing cabinet

## **Bath recoater**

Bath

## **Toilet**

## **Plumber**

Provide new seat

## **Maintenance**

New door

## **Laundry**

## **Maintenance**

Strip the tiles over the trough

Strip the skirting through out toilet and the laundry

## **Plumber**

New grill for floor waste

## **Tiler**

Replace tiles around trough

Run 1 tile high skirt throughout both toilet and laundry

## **Painter**

Paint the medicine cabinet inside and out

Paint the trough and cabinet