

8500 9 Gladstone Ave Scope of Work

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 existing garden borders from all of the yard and the concrete step to the lawn area

Remove all of the shrubs from the Eastern fence line and check with Dave which of the remaining shrubs are to r

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

Pinter

Carport

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

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

Level the back yard and rake leave the entire yard neat and tidy

Remove all of the trees and shrubs except for the 2 BIG red gums

Clean al of the slabs and deweed them only remove the ones that are left in the small area that have had some removed already

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

Maintenance

Remove all of the extra timber structures and make good the eaves, barge and the scotia

House

House External

Electrician

8500 9 Gladstone Ave Scope of Work

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

Provide smoke alarms to comply with by laws

Glazier

New barrier door hung to suit the existing door

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)

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

New steel hand rail and spindles

New door stop, latch and handle for the 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

Pipe work at the rear of the house to checked as all looks a bit dodgy and rectified if required

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

Pin back any loose wall sheets

Electrician

Replace all light switches

Replace all GPO's with doubles

Provide globes for all light fittings

Replace all of the light fittings

Plumber

8500 9 Gladstone Ave Scope of Work

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

Floor sander

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

LOUNGE

Maintenance

Uncover fire place

Reline the eastern wall floor to ceiling

Northern wall half of it to 1350

Reline the strip to the west of the front door

Fix the cornice

Fix the edge strip on the door to the hall

Remove the bell from the front door

Electrician

6 down lights

Plumber

Gas bayonet and remove the pipe work out of the fire place

Hall Way

Electrician

Fluro

Maintenance

Pin the looser wall sheets back and reline the 2 walls with holes in them

Bed room 1

Maintenance

Reline the wall behind the door

Western wall to 1350

Ease the left hand door of the cupboard

Pin the loose sheets at the corner of the wall between the door and the cupboard

Bed room 2

Maintenance

Reline northern wall to 1350 and patch behind the door

Pin back the sheets on the western wall

Bedroom 3

Maintenance

8500 9 Gladstone Ave Scope of Work

Pin back the loose sheets
Fix the cupboard doors

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 ceiling grill after old light is removed

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, pantry near the 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 fluros 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

Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish)

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
Rebuild any of the bath up stand required by the plumber

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 with Decina Modena 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

8500 9 Gladstone Ave Scope of Work

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 and rail

Cabinet maker

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

Painter

Inside and out at existing vanity

Toilet

Maintenance

Remove the shelves
Provide a new toilet roll holder at correct height
Remove all wall coverings

Plumber

Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified
Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not

Glazier

Fly wire on window new

Laundry

Maintenance

Remove batons from ceiling and flush
Remove cover batons from walls and flush
Remove any tiles
Move the back door and the wall out to the edge of the veranda make good the walls inside and out
New back door solid water resistant
Line the western wall to the ceiling

Plumber

Remove old trough and taps and nozzle
Supply and fit new as specified
New grill for floor waste move the waste to where the washing machine is to go
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

1 single 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 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

8500 9 Gladstone Ave Scope of Work

Cabinet Maker

Bench cupboard with inset sink (supplied by others) and broom cupboard to the right of the window 600 broom cupboard