

RETAINED PROPERTY

EXTERNAL

General Notes

All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans

FRONT YARD

Garden Maintenance

General clean up and removal of rubbish

Stumps from removed trees must be below the ground level

Top dress and aerate lawn

No green waste to go in the skip bins

Allow to remove all of the rubbish

High Pressure clean the driveway

Remove the tress up close to the house along the front (about 3)

Remove the path and the steps that go from the carport to the veranda and replace with a new concrete one

Fencing Contractor (please read the specs on the mpmwa.com.au web site before commencing work)

Replace any cracked or broken fencing, replace with same or similar unless other wise specified only for the wing fences

All gates to be in good working order,

Drop bolts on all double gate must go into a metal tube in concrete

New fence posts to be galvanised steel

Maintenance

Provide new letter box and numbers (check with supervisor for position)

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

Painter

Paint the wing fences and the gate if required and the carport

Back Yard

Garden Maintenance

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

Ground to be left even and level

Remove the tree at the western end of the building

Move the cloths hoist to a anew position to be advised on site

Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless other wise specified only for the wing fences

All gates to be in good working order(

Drop bolts on all double gate must go into a metal tube in concrete

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Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

Brick layer

Replace the broken vents

House

House External

Electrician

Check that all of the lights are in good working order if not replace

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

Earthing for all existing light points

Safety check and mega 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 front light inside if not existing and in good working order

Provide smoke alarms to comply with by laws

Brick Cleaner (if brick)

Light acid clean the external walls

Painter

All previously painted surfaces (including the front veranda and the inside of the meter box)

Front veranda

Meter box inside and out

Roof restorers

Full roof restoration and new colour bond gutters and down pipes including those on the carport (connect to storm water if available) if required

Maintenance

Fix or replace all damaged fascia, 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

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

Insulation

Insulate the ceiling space as per the Homes West Spec

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 laid around the fire place as well

Doors to operate correctly

Door furniture is only to be replaced if it's not working properly or looks daggy (including that on the cupboards)

Remove all the old floor coverings

Solid rubber door buffers through out (New if necessary)

All external doors must have deadlocks with snibs and latch sets that don't interfere with barrier doors

Pin back any loose wall sheets

Provide man hole covers if needed

All cupboards to be in good working order inside and out

Rear door to have a raven RP4

Timber windows to operate correctly

Ceilings to be in a condition which will stand the added weight of insulation

Steel hand rail to the front veranda and return to the steps

Electrician

Replace light switches that are cracked, faulty, broken, painted or badly faded

Replace all GPO's with doubles

Provide globes for all light fittings

Replace all of the light fittings with baton holders with hats

Provide a GPO no more than 1 meter from the gas out let

Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

Glazier

To re wire all fly screens

Replace any cracked chipped or missing glass

Service any existing barrier doors or provide new for all external doors

Locks on sliding doors must be of a high working standard

Provide winders and screens to any suitable windows

Any window without security grills must have key locks

Any mirrors inside of cupboards must be in good condition and secured correctly

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

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BEDROOM 1

Panel of ply to cover the hole in the cupboard ceiling

BEDROOM 2

Reline the western wall

BEDROOM 3

Re-line the eastern, western and northern walls and the ceiling

KITCHEN

Maintenance

Remove the old cupboards (Not the pantry or the newish double door bench)

Cabinet maker (read the laundry scope as there is a bench cupboard to go in)

New tops and doors to match the already existing "New cupboard in the kitchen" including the pantry

Plumber

New sink must be single bowl not with flick mixer???

Electrician

Replace single power points

Tiler

Splash backs and behind the upright stove

Painter

Paint eh inside and the carcasses of the kitchen cupboards

Bathroom

Maintenance

Strip all walls and reline with villa board

New towel rail

Electrician

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

Must be one double GPO

Tiler

Water proof the bath and shower area

Around the bath as per the specs

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Around the vanity

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Plumber

Supply a basin taps, nozzle and fit

Glazier

Supply and fit p.v window with obscure glass

Supply and fit mirror to full length of existing vanity door

Shower curtain rail

Painter

Inside and out at existing vanity

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder

Glazier

New fly wire to the window

Laundry

Maintenance

Rectify the opening at the rear door of the property fit external grade frame and door fill in around te door with stud work and line inside and out

Plumber

New grill for floor waste

Run pipes for washing machine (to right of the trough)

Supply and fit new taps

Allow to remove any redundant pipes

If the steel trough and cabinet is rusty replace

Glazier

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

Electrician

1single 36w defuses in laundry

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

Tiler

Run 1 tile high skirt throughout both toilet and laundry and 2 rows above the new bench cupboard opposite the trough

Floor Coverings

Patch and screed laundry and toilet and lay vinyl tiles complying with specs and colour scheme

Cabinet Maker

New bench cupboard along the western wall opposite the trough from the internal corner to 500 back from the laundry door.

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