

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

Relay the paving at the front

Trim the gum tree so that it hangs no closer than 2 meters from the house or the power line

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

Move the existing gates so they are in line with the end concrete panel and behind the meter box

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

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

Service the hoist or replace if needed and move to the edge of the existing slabs

Ground to be left even and level

Remove the shelves in the shed

Flashing to go on the front gable

Remove the rubble from around the shed

Electrician

Remove the lights

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(

8500 12 Dagenham Cr Scope

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

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

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
all components of the alarm system to be removed
Remove the satellite dish

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

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

Allow for concrete spoon drains to all down pipes that are not piped away

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

Concrete spoon drains for all down pipes that don't have them

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

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

Provide man whole 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

Timber piece above windows for curtains to be fixed to (80x18) length of window and sliding doors

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

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

All aluminium windows and doors to be in good working order, damaged or missing components are to be replaced

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 coverings

Check what condition that the vinyl tiles are in under the carpet if good keep if not replace

Cut back and polish all existing tiles replace and damaged ones

Plaster

Patch up all the wall that require it chips cracks and damaged external corners

LOUNGE

Maintenance

New front door

Electrician

Remove the ceiling fan

BEDROOM 1

PAINTER

Remove the wall paper

BEDROOM 2

Maintenance

Remove the mirror

BEDROOM 3

Vinyl tile to match

KITCHEN

Maintenance

Remove all cupboards

Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)

Replace the kitchen look at drawing

Tiler

As is replace all

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points look at drawing for extra GPO's

Move GPO as per kitchen drawing

Move fan to above stove

Bathroom

Maintenance

Provide new towel rail (at the second fix stage)

Bath staying remove all tiles and vanity

Remove all tiles ,vanity and towel rails

When removing the tiles Please try to save for tiler to use on replacing the chipped ones in the laundry

Electrician

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

Must be one double GPO

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Tiler

Water proofing
All tiles including the floor to be replace

Plumber

Supply a basin taps, nozzle bath taps and spout

Cabinet maker

Make and fix vanity unit to sit on tiles as is 900 x 600 (basin supplied by others)

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)
Remove any old vents in the ceiling and patch the holes

Plumber

Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified

Glazier

New fly wire to the window

Tiler

Skirting tiles

Laundry

Maintenance

Remove any old vents in the ceiling and patch the holes
Remove skirting tiles and the tiles above the vanity
Remove the shelf

Plumber

New grill for floor waste
Supply and fit new taps
Allow to remove any redundant pipes

Electrician

1single 36w defuses in laundry

Tiler (if floor tiles are to be used they must be non slip as per spec)

Run 1 tile high skirt throughout both toilet and laundry
Above trough
If possible please replace the chipped tile in this area with ones that are to be removed from the bathroom