

RETAINED PROPERTY

EXTERNAL

General Notes

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

Leave the iron fence and the ply between the drive and the front steps

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

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
New single gate

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
Spoon drains to go under all down pipes not connected to storm water or soak wells

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
Concrete path to the cloths hoist and from the back steps to the side gate
Service the hoist or replace if needed
Ground to be left even and level
Remove all of the slabs
Remove the patio and the brackets

Fencing Contractor

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

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All gates to be in good working order(
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

Refix the existing aerial with correct bracket to the fascia or roof remove the existing pole

Brick Cleaner (if brick)

Light acid clean the external walls

Brick layer

Allow to patch fretting mortar joints and designated damaged brick work

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

Replace the fascia at the hip above the kitchen window about 1m in both directions

Remove the front barrier from the front veranda replace with CCA handrail that goes down the front steps as well

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

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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 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 with stand the added weight of insulation

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

Installation of fittings to enable digital television as part of the refurbishment of retained complexes.

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 widows 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 sander

Sand and coat all exposed timber floors with three coat polyurethane system (not kitchen)

LOUNGE

Maintenance

Close in the fire place
Replace the wall sheeting under the window

Hall

Maintenance

Replace the sheeting on the Eastern wall 1.7 high

BEDROOM 1

Maintenance

Replace the Northern wall lining
New door

BEDROOM 2

Maintenance

Replace the all wall linings to 1.7 high

BEDROOM 3

New door

Replace the top shelf in the cupboard
Replace all wall linings to 1.7 high

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice
New door to the laundry
Remove all of the cupboards and patch walls as required

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

As per drawing

Tiler

As per the drawing for splash back and behind stove
Allow to move the oven over 600mm as per drawing

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points
Move the exhaust fan so it is over where the upright oven is to go
Gpo for fridge
Gpo to move where the pantry is to go

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

Bathroom

Maintenance

Provide new towel rail (at the second fix stage)

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Strip all the asbestos out
Reline the walls bath ,up-stand with villa board
Allow for the plumber to move his taps and shower head to the other end prior to re-sheeting

Electrician

1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom
Must be one double GPO

Tiler

Water proofing
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
Floor and skirting tile
Tile Skirting

Plumber

Supply a basin taps, nozzle and fit
New bath
Move the shower rose to the other end and the taps to the face wall

Glazier

Supply and fit p.v window with obscure glass
Supply and fit mirror to full length of existing vanity door
Shower screen if particle or a shower curtain 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

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
Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not sure)

Glazier

New fly wire to the window

Laundry

Maintenance

Remove any old vents in the ceiling and patch the holes
Remove the bench cupboard

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Plumber

New grill for floor waste

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

Re-use the existing security screen but cut it down so that it fits over the section of window that slides only no the fixed panel.

Electrician

Baton holder and hat

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

Tiler (floor tiles must be non slip as per specification on web)

Run 1 tile high skirt throughout both toilet and laundry

Tile the floor in the laundry and the toilet

Painter

The face bricks