

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 following items

- Both of the trees that are near the front veranda
- The rock retaining wall leaving the rock steps and the wall from them to the house
- All other rocks and bricks from the entire yard
- The big tree stump in line with the wall

Once the retaining wall is removed feather the remaining dirt back from where the wall was towards the house so that the soil doesn't encroach on the existing path.

Carport Contractor

Build a skillion carport the starts at the front corner of the house and continues towards the road

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

Back Yard

Garden Maintenance

General clean up and removal of all rubbish

Cut all over hanging branches on fence line

Service the hoist and move so that it is closer to the house and can be reached from the existing path but not visible from the road.

Ground to be left even and level

Remove the existing wooden steps and landing replace same dimensions and position with concrete

Replace any damaged concrete slabs in the existing path

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

Brick Cleaner (if brick)

Light acid clean the external walls

Painter

All previously painted surfaces

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 facia, bargeboard or eaves linings (there are a few please look carefully and replace the damaged sections)

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

Gate to the access hole

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

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

Bricklayer

Remove the fretting mortar and any rusting rods then re-point

House Internal

8500 15 Fredrick St Scope

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 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

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(except kitchen floors)

LOUNGE

Maintenance

Re-line the Eastern wall including the cornice

Cover in the fire place

Plumber

Move gas for the heater out of the fire place and onto the wall

HALLWAY

Maintenance

Re-line the walls above the doors to bedroom 2 and 3

BEDROOM 2

Maintenance

RE-line

- Western wall to 1750
- Under the window
- Northern wall to 2000

KITCHEN

Maintenance

Remove the following items

- plaster rang hood, patch wall, ceiling and cornice
- Central vent and patch the ceiling
- Existing cupboards
- Tile lux and re-line walls

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

As per drawing

Tiler

As per drawing including down behind the stove

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet with a hard under lay as floor boards not smooth

Bathroom

Maintenance

Strip the walls of all the asbestosis, remove the horizontal metal strip sheets, fit villa board and flush ready to paint

Remove the skirting tiles and the tiles from the bath up stand

Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges

If the bath is being moved allow to rebuild the up-stand (Please check with plumber)

Moister resistant door if door to be replaced

Towel rail to be fitted at second fix stage

New ceiling and cornice minus the central vent

8500 15 Fredrick St Scope

Electrician

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

Tiler

Waterproof the bath and shower area's
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
Retile the floor

Plumber

Supply basin taps, nozzle and fit
Remove the old bath replace, 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
Supply and fit replacements
Move floor waste so that not under where the vanity will go (floor being retiled)

Glazier

Supply and fit mirror to full length of existing vanity door
Shower screen

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

Glazier

New fly wire to the window

Laundry

Maintenance

Remove any old vents in the ceiling and patch the holes
Remove tiles from above the trough and the window sill
New back door put in sill for back door frame with seal (floor being tiled)

8500 15 Fredrick St Scope

Plumber

New grill for floor waste
Run pipes for washing machine to go to right of trough
Supply and fit new taps
Allow to remove any redundant pipes and make good the wall

Cabinet Maker

Broom cupboard as per drawing

Glazier

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

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
Tile the floors in the toilet and laundry