

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

Landscaper

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 all of the trees on the southern fence line front and rear
Lop all trees and limbs 2 meters from the fascia of any side of the house

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
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 rock wall out the front beige (already a white wash colour)

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
Ground to be left even and level
Extend the length of the concrete to inline with the rear of the house and keep inline with the existing concrete
Remove the exposed tree roots
Fill the rear yard around the house were it has eroded back up to match the existing level

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 15 Rowe Pl scope of Work

Drop bolts on all double gate must go into a metal tube in concrete
Move the gates back to the rear pillar and the wing fence to match

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system
Soak well of the down pipe at the rear of the house where the erosion is worse

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

8500 15 Rowe Pl scope of Work

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)
Front and back doors must have deadlocks and handles 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

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 Coverings

New vinyl tiles through out

LOUNGE

Maintenance

Strip the vinyl tiles near the front window and have the supervisor take a look as it appears to leaking

8500 15 Rowe Pl scope of Work

BEDROOM 1

Maintenance

Patch the ceiling near the door

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

Cabinet maker

As per the drawing

Tiler

Splash back and behind the stove

Plumber

New sink not with flick mixer

Electrician

Replace single power points

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

Bathroom

Maintenance

New shaving cabinet

Remove all of the tiles from walls, Skirting and the hob as to water proof

Electrician

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

Must be one double GPO

Tiler

Water proof all of the walls which have the signs of the water problems including one out of the shower

Tile the walls, skirting, hob and the floor in the shower if necessary to water proof effectively

Plumber

Supply a basin taps, nozzle and fit

Glazier

Shower screen if particle or a shower curtain rail

Bath Recoater

Bath

8500 15 Rowe Pl scope of Work

Toilet

Glazier

New fly wire to the window

Laundry

Painter

Paint the 2 meatal cabinets inside and out use kill rust where necessary