

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
Top dress and aerate lawn
No green waste to go in the skip bins
High Pressure clean the driveway
Remove slabs and bricks
Trim the tree so that all branches clear the power lines by 2 m
Carport Contractor
Skillion roof single carport colour bond
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
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 rockery
Clean the grass off the hot-mix
Move the cloths line so that it can be accessed from the area that is hot mixed
House
House External
Electrician
Check that all of the lights are in good working order if not replace

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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 check is in good working order if not rectify as required
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
External Light Points. Light points are to be supplied to the front, rear and carport and shall be incandescent waterproof light fittings.
Brick Cleaner (if brick)
Light acid clean the external walls
Painter
All previously painted surfaces
Front veranda
Meter box inside and out
Paint all of the roof stacks pipe vents est. on the roof
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 On the North Eastern corner there is a vertical bit of hardies that boxes of the end of the boxed eaves it is chipped please replace
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
House Internal
Insulation
Insulate the ceiling space as per the Homes West Spec

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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
Ceilings to be in a condition which will with stand the added weight of insulation
Remove all ceiling vents and patch
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 coverings
New vinyl tiles through out
LOUNGE
Maintenance
New solid front door
Glazier
Fix fly screen replace the glass and key lock for the window
Electrician
Gpo 1m from gas out let

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Hallway
Maintenance
<ul style="list-style-type: none">• New door
BEDROOM 1
Maintenance
New door
Painter
Patch around the window
KITCHEN
Maintenance
Remove the following items
<ul style="list-style-type: none">• plaster rang hood, patch wall, ceiling and cornice• Existing cupboards
Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)
As per drawing
Tiler
As is
Plumber
New sink must be single bowl not with flick mixer
Electrician
Replace single power points
Bathroom
Maintenance
Remove the following items
<ul style="list-style-type: none">• Except the floor all tiles• Metal cabinet
Provide new towel rail (at the second fix stage)
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
New floor grill

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Plumber
Supply a basin
New bath
Glazier
Supply and fit mirror above vanity
Shower screen
Cabinet maker
Fit shelf in existing vanity cupboard
Toilet
Maintenance
Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)
New door
Plumber
Remove seat flush pipes and replace with new as specified
New dual flush system as specified
Glazier
New fly wire to the window
Laundry
Maintenance
New door must slide correctly
New rear door
Plumber
New steel trough
Electrician
Replace washing machine switch with double GPO vertical check that it is in the right position
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