

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
New concrete cross over
Concrete path from the drive to the front steps

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
Install new gates
Fix the eastern wing fence

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

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
Fix the concrete on the bottom step and the veranda

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

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

8500 17 Coolga Scope of Work

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

New meter box door

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

Bricklayer

Relace the missing bricks and fix the fretting brick work

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
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 stand the added weight of insulation
Open fire place cover it in

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 sander

Sand and coat all exposed timber floors with three coat polyurethane system

LOUNGE

Maintenance

Patch the ceiling where the old inset light is once it has been removed
Re-sheet above the fire place
Reline the northern wall to 1350

BEDROOM 1

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Maintenance

Reline the eastern and western walls to 1350

BEDROOM 2

Maintenance

Reline the north and the eastern walls to 1350

Painter

Sugar soap the ceilings and the walls

Bedroom 3

Maintenance

Reline the northern and southern walls to 1350

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

Cabinet maker

As per the drawing

Tiler

Splash back and behind the stove as per the drawings

Plumber

New sink not with flick mixer

Electrician

Replace single power points

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet (with masonite under lay)

Bathroom

Maintenance

Replace the broken tile lux sheet

New curtain rail

Reline the bath shelf

Electrician

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

Must be one double GPO

Tiler

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

8500 17 Coolga Scope of Work

Tile Skirting

Plumber

Supply a basin taps, nozzle and fit new hardware through out

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

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder

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

Plumber

Run pipes for washing machine (if needed) to the eastern side of the trough

Supply and fit new taps

Allow to remove any redundant pipes or conceal

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

Electrician

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

Tiler

Run 1 tile high skirt throughout both toilet and laundry

Floor Coverings

Patch and screed laundry and toilet and lay vinyl tiles complying with specs and colour scheme