

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
Allow to remove all of the rubbish
High Pressure clean the driveway
Remove all of the ranch style fencing including the footings
Fencing Contractor (please read the specs on the mpmwa.com.au web site before commencing work)
Colour bond fencing to replace all ranch style fencing (removed by others)
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 all gates
Paint the rear pergola
Back Yard
Garden Maintenance
Cut all over hanging branches on fence line
Concrete path to the cloths hoist slop gently (only remove the slabs to the cloths hoist)
Service the hoist or replace if needed
Ground to be left even and level
Trim the tree that is growing next to the house on the Eastern gable
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(all work external only except for smoke detectors)
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 check is in good working order if not rectify as required

8500 17B George St External Scope

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
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