

## 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

Check the trickle system if it is in good working order then leave it as is if not remove

Clean the drive way high pressure

Trim the dead branches of the palm

Remove all the sleepers being used for retaining walls and replace with limestone blocks

#### 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

#### 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

#### 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

#### Painter

# 8500 19 Rowe Scope of Work

Patio posts

## 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

Remove the shade cloth off the structure from the front

#### 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 19 Rowe 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  
Remove the carpet

### **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**

Remove and replace the damaged or missing vinyl tiles strip and polish the entire floor on completion of the repairs

## **LOUNGE**

### **Maintenance**

New front door

### **Plasterer**

Patch the walls as necessary

# 8500 19 Rowe Scope of Work

## **KITCHEN**

### **Maintenance**

Remove plaster rang hood, patch wall, ceiling and cornice

### **Cabinet maker**

New doors, draws on runners and replace all of the exposed laminex to suit the new colour scheme

### **Tiler**

Re- seal around the sink

### **Electrician**

Replace single power points

### **Floor Coverings**

Vinyl throughout whole of kitchen (if not suitable to polish) Tiles not sheet

## **Bathroom**

### **Maintenance**

Re fix the towel rail

### **Electrician**

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

### **Tiler**

Re- seal around the bath the shower and the vanity

## **Toilet**

### **Plumber**

seat flush pipes and replace with new as specified  
New dual flush system as specified

### **Glazier**

New fly wire to the window