

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
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

Fencing Contractor (please read the specs on the mpmwa.com.au web site before commencing work)

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
Adjust the existing gate so that it opens and closes with out obstruction
Cut a hole in the sheeting to gain access to the latch line hole with rubber

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 if required

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
Trim bushes and trees so they are neat and tidy and manageable for tenant

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

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

Remove all exterior wiring and electrical fittings from the entire house that don't comply with spec

Remove the aircon from the kitchen window

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

Paint the entire rear patio structure

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

There is a big water problem at the front of the house where the carport meets the roof it needs to be water tight

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

Rear patio Replace the metal support beam that runs along the fascia that is rusted out

Remove the brackets once air-con is removed fro kitchen window

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

Glazier

Replace the slider to the kitchen window once air con is removed

House Internal

Insulation

Insulate the ceiling space as per the Homes West Spec

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)

All external doors must have deadlocks with snibs and latch sets 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

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 sander

Sand and coat all exposed timber floors with three coat polyurethane system(except kitchen floors)

LOUNGE

Maintenance

New front door
Remove the sliding door and all components that opens into the kitchen

Electrician

Remove the fan

BEDROOM 1

PAINTER

Remove the wall paper

KITCHEN

Maintenance

Remove existing cupboards

Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)

Replace as per drawings

Tiler

As per drawings

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Floor Coverings

Vinyl throughout kitchen and dining area Tiles not sheet

Bathroom

Maintenance

Provide new towel rail (at the second fix stage)
Remove all wall tiles, vanity and shaving cabinet

Electrician

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

Tiler

Water proof
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

8500 22 B North St Scope

Floor tiles

Plumber

Supply a basin taps, nozzle and fit
Bath ,shower rose and taps

Glazier

Shower screen
Mirror

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others)

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)
Remove any old vents in the ceiling and patch the holes

Glazier

New fly wire to the window

Laundry

Maintenance

Remove any old vents in the ceiling and patch the holes
New rear door
Remove all components from old fly door that are still on the rear door
Remove the mirror and the shelve
Remove the skirting tiles from the toilet, laundry, and rear entrance area
Remove the tiles from above the trough

Plumber

New grill for floor waste
Run pipes for washing machine (if needed)
Supply and fit new taps
Allow to remove any redundant pipes
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

1single 36w defuses in laundry
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 and rear entrance area
Above the existing trough

8500 22 B North St Scope

Cabinet Maker

Replace the bench top in laundry to match the kitchen