

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

Allow to remove all of the rubbish

High Pressure clean the driveway

Remove the two wing fences that are range style and the vines in and around them leaving a clear line for the new wing fences.

Remove the fish pond and all of the surrounding items fill-in the area and leave level and safe

Replace the slabs in the path to letter box

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

Replace the wing fences both sides with hardies

Maintenance

Provide new letter box and numbers same positions

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 with steps (please itemise this on quote)

Service the hoist

Ground to be left even and level

Remove the fish pond leave level and safe

Allow to remove about 30 percent of the vegetation on the slop in the rear yard. (once work has started acheck with supervisor which plants to remove)

Remove the shade cloth from the patio

Back fill the areas that the footings are exposed with clean fill

Relay the slabs level and safe replace any damaged ones

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(

8500 23 Scott St Scope

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

House

House External

Plasterer

2 Coat cream sand finish all external walls

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

Meter box inside and out

Roof restorers

Full roof restoration and only replace gutters and down pipes if in poor condition replacec with 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

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

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 stand the added weight of insulation

Remove the mirrors through out the house except for the bathroom

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

Installation of fittings to enable digital television as part of the refurbishment of retained complexes.

Plumber

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

Tiler

Tile all of the window sills through out the house

Floor coverings

New vinyl tile through out

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

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Remove tiles

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

Replace the bench tops ,doors, handles and bank of draws

Side panels and end panels of cupboards to be covered in laminate to match the doors

Tiler

New as is

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Exhaust fan in after the range hood is removed

Bathroom

Maintenance

Provide new towel rail (at the second fix stage)

Remove all wooden fixtures

Remove the tiles from the shower including the hob but not the floor

Remove the shower screen and door (dispose of)

New shaving cabinet big with mirrors metal if possible

DO NOT REMOVE THE VANITY

OR THE TILES AROUND THE BATH

Electrician

10" exhaust fan switched separately in bathroom

Must be one double GPO

Tiler

Water proof the shower area and tile including the hob

Plumber

New drain grill to basin

Glazier

Shower screen and curtain rail

Toilet

Maintenance

Provide a new toilet roll holder (at second fix stage)

Plumber

New tap and inlet pipe

Glazier

New fly wire to the window

Laundry

Plumber

New grill for floor waste

Painter

Trough and cabinet