

RETAINED PROPERTY

EXTERNAL

General Notes

All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans

Please read the scope in conjunction with the plan as not all items are on both.

Landscapers there is a new spec on our web site found in the same place as the others called "Landscape specification for retained single and retained duplex properties" please read

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

Replace the cracked and raised concrete panel in drive

Remove the concrete slabs that are between the end of the drive and the side gate and lay concrete from the drive to the gate in a 900 wide path

Remove the lattice and timber structure at the front

Remove the ranch style fencing in the carport

Remove the coppered logs

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

New wing fence

New colour bond fence panels in the carport to replace the ranch style

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

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Ground to be left even and level
Fill in the big creator with clean fill
Remove the plastic which was laid where slabs used to be

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 the existing security lights and all related wiring and components

Brick Cleaner (if brick)

Light acid clean the external walls

Plasterer

Two coat crème sand finish to all the external walls of the unit and a price for the same on the front unit

Painter

All previously painted surfaces (including the front veranda and the inside of the meter box)

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 facia, 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

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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 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

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

All aluminium doors and windows must operate 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

Vinyl tiles through out except where there are ceramic tiles

BEDROOM 1

Maintenance

Patch the wall where there is water damage check that the stud are ok

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KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice
Remove the kitchen cupboards and tiles

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

Replace the kitchen as per the drawing

Tiler

Re-due all of the tiles as they are

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Bathroom

Maintenance

Strip all the wall tiles
Remove the vanity

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 and water proof
Ledge and face of bath
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting

Plumber

Supply a basin taps, nozzle and fit
Move the shower taps around to the eastern wall so suitable for a shower screen

Glazier

Shower screen
Clean the mirror and refix

Cabinet maker

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

Bath Recoater

Bath

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Toilet

Plumber

Remove pan, seat flush pipes and replace with new as specified

New dual flush system as specified

Glazier

New fly wire to the window

Laundry

Maintenance

Remove the cabinet mounted on the wall

Plumber

Run pipes for washing machine (if needed)

Electrician

1single 36w defuses in laundry

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