

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 little brick wall and footing to the left-hand side of the rear post on carport

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

All gates to be in good working order,

New double gates colour bond ,Drop bolts on all double gate must go into a metal tube in concrete

New fence posts to be galvanised steel

Once the brick wall and the footings are removed (by others) from the rear left hand side of carport put in hardies from post to boundary.

Right hand side of house to have hardies wing fence

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

Remove all wire and rope from the patio

Service the hoist

Ground to be left even and level

Remove the green sun sheets and the frame work that in on the 45 degree angle holding it up grind it off

Remove the structure on the Southern side of house along fence don't damage fence when removing it.

Remove the plant stand and the shade structure

Remove the bird house and the post

Remove the bird cage structure but not the shed on the side of the garage

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Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

Electrician

Remove all the electrical wiring from the patio

Check the electrical in the garage if not done to WA safety standards or dose't comply with Homes West Spec
remove

Painter

Patio structure and the under side of the sheets once the green sheets and the frame work holding them up has been removed

Maintenance

Remove the shadow board and the boards with hooks

Check the doors to the garage and replace rotten or missing timber , remove all nails or wire that is dangerous or not in use.

Remove all the wire in between the rafters

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 electrical item in the middle of the ceiling on the front veranda

Brick Cleaner (if brick)

Light acid clean the external walls

Painter

All previously painted surfaces

Meter box inside and out

Roof restorers

Remove the asbestos roof sheeting

Lay anti-con

colour bond gutters and down pipes including those on the carport (connect to storm water if available)

Maintenance

Fix or replace all damaged facia, bargeboard or eaves linings

Replace missing cover batons

Fix or replace Scotia from eaves

Remove any old brackets, nails or any other obsolete fixtures

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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
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
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 all of the bars from all of the windows

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
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

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Floor sander

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

LOUNGE

Maintenance

Block in fire place

BEDROOM 1

Maintenance

Northern wall re-line to 1750

Patch western wall

Remove the covers from the ceiling vents

BEDROOM 2

Remove the covers from the ceiling vents

MDF quarter round to cove the gap between the top of the cupboard and the cornice

BEDROOM 3

Maintenance

Check if the ceiling needs to be replaced if so allow to do it and cornice

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

Remove the vent and patch ceiling

Remove all of the asbestos and reline

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

As per drawing

Tiler

As per drawing

Plumber

New sink must be single bowl not with flick mixer

Allow to run gas for oven

Electrician

Replace single power points

GPO for fridge

Remove the power feed for the stove

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

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Bathroom

Maintenance

Provide new towel rail (at the second fix stage)

Strip all of the wall and floor tiles

Remove all of the asbestos and reline

Once floor is striped if the floor or the substructure is not acceptable for tiling we will asses this as to what to do on site

Remove the ceiling vent and patch

Build new up-stand for bath

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

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Floor tiled

Water proof once new shower and bath are has been established

Plumber

Supply a basin taps, nozzle and fit

New bath and shower to go on the opposite wall to the window and the taps to be accessible from out of shower

Glazier

Supply and fit p.v window with obscure glass

Supply and fit mirror to full length of existing vanity door

Shower screen

Cabinet maker

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

Painter

Inside and out at existing vanity

Toilet

Maintenance

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

Remove any asbestos and reline

Glazier

New fly wire to the window

Laundry

Maintenance

Remove the ceiling and reline with cornice
Reline the stud wall around the rear door inside only
New rear door allow for floor to be tiled

Plumber

New grill for floor waste
Run pipes for washing machine to left of the trough
Supply and fit new taps remove existing set up and supply spout
Allow to remove any redundant pipes

Glazier

Remove existing wooden window with louvres and replace with half slide and fixed with flywire

Electrician

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
Screed and tile both laundry and toilet floors

Cabinet maker

600 broom cupboard in corner

Painter

Paint the face brick