

## 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

Remove the banked up dirt in the front yard

Remove the slabs that are adjacent to the driveway

Replace the broken slabs to the right side of the drive way with slabs that are to be removed from next to the drive

#### Fencing Contractor (please read the specs on the [mpmwa.com.au](http://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

Remove the front fence

Remove the existing wing fence and replace with the gates at the end of the carport

#### 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

Paint the carport

### 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

Path from Concrete slabs to the cloths hoist

Service the hoist or replace if needed

Ground to be left even and level

Relay small area of slabs at eh rear door 5mx5m

Leave the slabs on the right side at the rear.

Remove all other slabs, the concrete pad and the shed

# 8500 28 Dickson Drv Scope

## **Fencing Contractor**

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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

## **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

#### **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

### 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

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

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

Remove and replace any non standard fly screens

### 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

## **LOUNGE**

### **Maintenance**

New front door

Remove the cover off the fire place and replace with a flush panel

Reline western wall to 1500

Reline eastern wall

## **BEDROOM 1**

Remove the shelving and the dado rail

## **BEDROOM 3**

Strip off the dado rail, the masonite sheeting then patch the walls as required

## **KITCHEN**

### **Maintenance**

Remove plaster range hood, patch wall, ceiling and cornice

Remove all of the cupboards

Replace the western wall azzi panel with hardies

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

See drawing

### **Tiler**

As per the drawing

### **Plumber**

New sink must be single bowl not with flick mixer

### **Electrician**

Replace single power points

### **Floor Coverings**

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

## **Bathroom**

### **Maintenance**

Strip all the walls and reline with villa board

Pack out and line the top of the western wall

Rebuild the bath up stand once bath in

### **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

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Tile Skirting

### **Plumber**

Supply a basin taps, nozzle and fit new bath

### **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**

Remove all of the skirting tiles

Provide a new toilet roll holder

#### **Plumber**

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

New dual flush system as specified

Above works are only if the existing are in poor condition or are not dual flush (check with supervisor if not sure)

#### **Glazier**

New fly wire to the window

### **Laundry**

#### **Maintenance**

New door to kitchen

#### **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**

Run 1 tile high skirt throughout both toilet and laundry and tile the floors inn both toilet and laundry

