

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 and Landscaping (as per the plan)

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

Stump near the front foot path is to be ground out

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

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 gates

Carport

ESE skillion roof off the house and the width of the drive way no posts on the house side

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

8500 290 Morrison Rd Scope of Work

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 old TV aerial

Brick Cleaner (if brick)

Light acid clean the external walls

Bricklayer

Fix any loose bricks or major holes or fretting as to leave the brick work in a reasonable state

Painter

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

Paint the rear pergola

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

Fix or replace Scotia from eaves

Remove any old brackets, nails or any other obsolete fixtures

Remove the shade cloth on the pergola and after it is painted fit new shade cloth

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

8500 290 Morrison Rd Scope of Work

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)
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
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
Remove any non standard Homes West electrical items

Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

Glazier

To re wire all fly screens (with aluminium not fibre glass)
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 windows and sliding doors must operate correctly

Painter

To paint all previously painted surfaces and any new as specified places and any built in cupboards inside and out

Floor coverings

Strip and polish the vinyl tiles through out and replace any which are cracked or are otherwise in poor condition with ones to match the existing

LOUNGE

Maintenance

Replace the hall door

Electrician

Remove the aerial out let near the gas bayonet

Plumber

Replace both the wall and the ceiling vents

Check the bayonet fitting is the standard

BEDROOM 3

8500 290 Morrison Rd Scope of Work

Maintenance

New door

Electrician

Change the light switch to one with out the dimmer

KITCHEN

Maintenance

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

Cabinet maker (ALL TOPS TO BE POST FORMED)

Replace the kitchen in the same configuration but with 600 deep cupboards

Tiler

Replace any chipped tiles once the new kitchen is in
Silicon were necessary

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Bathroom

Maintenance

Strip the tiles from vertical surfaces in the shower recess and patch the walls if required

Electrician

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

Tiler

Retile the shower recess after water proofing the walls
Run new silicon to required areas after the bathroom work is completed including the bath and the vanity
All work is supply and fit

Plumber

Supply a basin taps, nozzle and fit

Glazier

Shower screen and shower curtain rail

Cabinet maker

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

Bath Recoater

Bath

8500 290 Morrison Rd Scope of Work

Toilet

Maintenance

Provide a new toilet roll holder

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

Painter

Shelf same colour as the walls

Laundry

Maintenance

Guide rail for the sliding door

New rear door solid core

Remove the metal cabinet from the wall

Plumber

Supply and fit new taps

Electrician

1single 36w defuses in laundry

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

Painter

Paint the trough cabinet inside and out