

RETAINED PROPERTY

EXTERNAL
General Notes
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
Service the hoist or replace if needed
Ground to be left even and level
Remove the munted little tree
Give the big tree a very good trim up
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
New door furniture through out
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
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
Fix the shelves in the linen cupboard
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
Locks on sliding doors must be of a high working standard
Provide winders and screens to any suitable windows

8500 29 Gartrell Retained Scope

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 touch up once work is done
Floor Coverings
New vinyl tiles through out
KITCHEN
Maintenance
Remove the following items <ul style="list-style-type: none">• Cupboards• Tiles
Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)
As is except that there is to be bench and a panty to the right hand side of the stove
Tiler
As is
Plumber
New sink must be single bowl not with flick mixer
Electrician
Replace single power points Move the GPO that is to the right of the stove so that is more than 600 from the corner as a pantry cupboard is going in
Floor Coverings
Vinyl throughout whole of kitchen Tiles not sheet if on top of timber floor boards must have hard lay under it.
Bathroom
Maintenance
Remove the following items <ul style="list-style-type: none">• All tiles except the floor• Vanity, bath and medicine cabinet
Provide new towel rail (at the second fix stage)
Electrician
1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom Must be one double GPO
Tiler
Waterproof the bath and shower area's Around the bath as per the specs

8500 29 Gartrell Retained Scope

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 new metal bath
Glazier
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)
Toilet
Maintenance
Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)
Remove any old vents in the ceiling and patch the holes
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
Electrician
Exhaust fan that is flumed out through the roof
Laundry
Plumber
New grill for floor waste
Glazier
Winder with key lock to window
Electrician
Replace washing machine switch with double GPO vertical check that it is in the right position
Painter
Inside the laundry cupboard
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

