

RETAINED PROPERTY

EXTERNAL
General Notes
All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans
Back Yard
Garden Maintenance
General clean up and removal of all rubbish
High pressure clean the concrete paths
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)
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
All new door handles must be lever type to match
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
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

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Painter
To paint all previously painted surfaces and any new as specified including any built in cupboards inside and out
Floor Coverings
New vinyl tiles through out
KITCHEN
Maintenance
Remove the following items <ul style="list-style-type: none">• Cupboards• Remove all tiling•
Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)
Replace as is
Tiler
As is
Plumber
New sink must be single bowl not with flick mixer
Electrician
Replace single power points
Bathroom
Maintenance
Remove the following items <ul style="list-style-type: none">• All wall tiles• Vanity• Showers screen• Tiles on bath up stand• Vanity
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 shower area
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

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Glazier
Shower screen
Cabinet maker
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
Bath Recoater
Bath
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
Glazier
New fly wire to the window
Laundry
Plumber
New grill for floor waste
If the steel trough and cabinet is rusty replace
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