

## RETAINED PROPERTY

<b>EXTERNAL</b>
<b>General Notes</b>
All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans
<b>FRONT YARD</b>
<b>Garden Maintenance</b>
General clean up and removal of rubbish
Allow to remove all of the rubbish
Remove the remainder of the conifers and the stumps
<b>Fencing Contractor (please read the specs on the mpmwa.com.au web site before commencing work)</b>
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,
<b>Painter</b>
Paint the gate
<b>Back Yard</b>
<b>Garden Maintenance</b>
General clean up and removal of all rubbish
Cut and edge all grass
Concrete path to the cloths hoist
<b>House</b>
<b>House External</b>
<b>Electrician</b>
Check that all of the lights are in good working order if not replace
Check the circuit 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 check is in good working order if not rectify as required
Safety check and mega test installation
Allow to supply and fit new globes for all new and existing fittings
Provide smoke alarms to comply with by laws
External Light Points. Light points are to be supplied to the front, rear and shall be incandescent waterproof light fittings.
<b>Brick Cleaner (if brick)</b>
Light acid clean the external walls
<b>Painter</b>
All previously painted surfaces

## 8500 32 Charles St Unit 5 Scope

All colour bond facias, gutters and down pipes
Paint all of the roof stacks pipe vents est. on the roof
<b>Maintenance</b>
Fix or replace all damaged facia, bargeboard or eaves linings
Remove any old brackets, nails or any other obsolete fixtures
<b>Plumber</b>
Relace the floor waste flaps if in poor condition
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
<b>House Internal</b>
<b>Insulation</b>
Insulate the ceiling space as per the Homes West Spec
<b>Maintenance</b>
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
Ceilings to be in a condition which will with stand the added weight of insulation
<b>Electrician</b>
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
<b>Plumber</b>
Make all vents comply with Alinta gas rules
<b>Glazier</b>
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
<b>Painter</b>
To paint all previously painted surfaces and any new as specified including any built in cupboards inside and out

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<b>Floor Coverings</b>
Remove the existing vinyl tiles and replace through
<b>LOUNGE</b>
<b>Maintenance</b>
Re-do the bottom joint of the cornice where it meets the wall
<b>BEDROOM 1</b>
<b>Tiler</b>
Replace the broken tile
<b>KITCHEN</b>
<b>Maintenance</b>
Remove the following items <ul style="list-style-type: none"><li>Existing cupboards and tiles</li></ul>
<b>Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)</b>
As per drawing
<b>Tiler</b>
As per drawing
<b>Plumber</b>
New sink must be single bowl not with flick mixer
<b>Bathroom</b>
<b>Maintenance</b>
Remove the following items store and replace at second fix <ul style="list-style-type: none"><li>The shower screen</li><li>Grab rails</li></ul>
Strip the shower area of tiles including the floor and hob
Provide new towel rail and toilet roll holder ( at the second fix stage )
<b>Electrician</b>
1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom
Must be one double GPO
<b>Tiler</b>
Waterproof the shower area
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting
<b>Plumber</b>
Supply a basin taps, nozzle and fit

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<b>Cabinet maker</b>
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
<b>Laundry</b>
<b>Maintenance</b>
Replace the shelve in linen cupboard
<b>Plumber</b>
New grill for floor waste