

**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
Stumps from removed trees must be below the ground level
High Pressure clean the driveway
Remove single gate and fencing panels
Remove stump
<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
Replace the single gate and the fence panels all to be colour bond
<b>Maintenance</b>
Provide new letter box and numbers (check with supervisor for position)
<b>Plumber</b>
Move any free standing taps against the house connect any existing or new down pipes to the storm water system
<b>Painter</b>
Paint the wing fences and the gate if required
<b>Back Yard</b>
<b>Garden Maintenance</b>
Cut all over hanging branches on fence line
Service the hoist or replace if needed
Prune all trees so that no tree is closer than 2m on any side of the house
<b>House</b>
<b>House External</b>
<b>Electrician</b>
Check that all of the lights are in good working order if not replace (external only )
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 check is in good working order if not rectify as required
Earthing for all existing light points external
Safety check and mega test installation

## 8500 32B George St External Scope

Allow to supply and fit new globes for all new and existing fittings external
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
External Light Points. Light points are to be supplied to the front, rear and carport 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
Front veranda
Meter box inside and out
Paint all of the roof stacks pipe vents est. on the roof
<b>Roof restorers</b>
Full roof restoration and new colour bond gutters and down pipes including those on the carport only if required (connect to storm water if available)
<b>Maintenance</b>
Fix or replace all damaged facia, 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
<b>Plumber</b>
Relace the floor waste flaps if in poor condition
Fix any loose pipe work from any where around the house
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