

## RETAINED PROPERTY

**Please read the entire scope as there are extra bathrooms and lots of odd items**

### EXTERNAL

#### General Notes

All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans

### FRONT YARD

#### Garden Maintenance

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

#### Fencing Contractor (please read the specs on the [mpmwa.com.au](http://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 gate if required

### 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  
Remove all of the components from the above ground pool including posts the ground to be left level and safe  
Remove the BBQ, all slabs and the rubbish from the yard area  
Replace any of the damaged slabs from the perimeter of the house all the remaining slabs to be level and safe  
Strip off all the non timber components on the pergola  
Paving at the rear of the house to be high pressure cleaned.

#### Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless other wise specified only for the wing

# 8500 352 Orchard Av Scope

fences

All gates to be in good working order

Drop bolts on all double gate must go into a metal tube in concrete

## **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 all of the external wiring and lights from pergola

Remove all of the components of the ducted vacuum system

Replace the electrical box out the front

#### **Brick Cleaner (if brick)**

Light acid clean the external walls

Front brick retaining wall

#### **Painter**

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

Front veranda

Paint the pergola structure

#### **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 fascia, 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

Allow for concrete spoon drains to all down pipes that are not piped away

#### **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

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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

### Maintenance

Remove any old brackets, nails, screws or any other unwanted fixtures  
Quad to be laid around the fire place as well  
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)  
Remove all the old floor coverings  
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

### 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

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  
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  
Please look at rear sliding door as requires major work `

### Painter

To paint all previously painted surfaces and any new as specified including the inside of the fire places (black) and any built in cupboards inside and out

### Plasterer

Patch all the walls through out the house

### Floor coverings

New vinyl tiles through out

### Front entrance

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New front door  
New door to kitchen dining

### **LOUNGE**

#### **Maintenance**

### **BEDROOM 1**

(Master room front of house)  
New door

#### **En-suite Bathroom**

##### **Glazier**

Replace the shower screen  
Mirror on wall above the vanity

##### **Maintenance**

Shower area remove the wall tiles including the hob  
Remove the plastic shaving vanity cabinet  
Replace the ceiling and the cornice

##### **Tiler**

Waterproof the shower area and retile including the hob

### **Bedroom 2 (little one out the front)**

#### **Maintenance**

New door

### **Bedroom 4**

#### **Maintenance**

New door

### **Bedroom 5**

#### **Maintenance**

New door

### **KITCHEN**

#### **Maintenance**

Remove all cupboards

#### **Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)**

Replace as is refer to drawing for extra over heads  
Replace pantry shelves  
Replace cupboards under hotplate and under the in wall oven

##### **Tiler**

As is

##### **Plumber**

New sink must be single bowl not with flick mixer

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### **Electrician**

Replace single power points

Check if oven and hot plates are in good working order, if they are remove, replace any broken components and store till refurbishment is finished and then re-fit them.

If the oven or hot plates are not in working order and are not cost effective to fix allow to replace

### **Floor Coverings**

Vinyl throughout whole of kitchen Tiles not sheet

### **Bathroom**

#### **Maintenance**

Provide new towel rails ( at the second fix stage )

Remove vanity

Remove the tiles above the vanity all the way from corner to corner

Remove all towel rails and other fixtures

Strip the shower area of tiles including the hob

Remove the tiles around the bath and the up-stand

Remove the shaving cabinet

#### **Electrician**

Must be one double GPO

#### **Tiler**

Water proof and re-tile the shower area including the hob and floor

Re-tile above the vanity only the width of the vanity

Around the bath including the up-stand

#### **Plasterer**

Float and set the wall around the vanity that wont be re-tiled

Check the condition of the walls

#### **Plumber**

Supply a basin taps, nozzle and fit

New shower rose and taps

New bath

#### **Glazier**

Shower screen

#### **Cabinet maker**

Make and fix unit free standing to sit on the tiles up stand as the existing is

To run from the wall to the edge of the bath not to run over the bath as the existing one doe's (basin supplied by others)

#### **Toilet**

Tiler new skirting tiles through out toilet laundry and bathroom

#### **Maintenance**

Remove all of the skirting tiles and tiles over basin

Provide a new toilet roll holder (at second fix stage )

Remove any old vents in the ceiling and patch the holes

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### **Plumber**

Remove pan, seat flush pipes and replace with new as specified  
New dual flush system as specified  
New wast grill in the basin resealed neatly

### **Tiler**

Over the basin as is

### **Glazier**

New fly wire to the window

### **Laundry**

#### **Maintenance**

New door

#### **Cabinet maker**

Replace doors on cupboard  
Panel to side of cupboard

### **Plumber**

Supply and fit new taps  
Allow to remove any redundant pipes

### **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