

RETAINED PROPERTY

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
Remove the pine panel bolted to the front wall
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 web site before commencing work)
Move the gates and the fence to back post
Remove both of the wing fences and replace with 1800 Hardies
Maintenance
New back flap to letter box
Back Yard
Garden Maintenance
General clean up and removal of all rubbish
Cut all over hanging branches on fence line and gutters
Ground to be left even and level
Fix up the brick paving
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 check is in good working order if not rectify as required
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

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External Light Points. Light points are to be supplied to the front, rear and carport and shall be incandescent waterproof light fittings.
Brick Cleaner (if brick)
Light acid clean the external walls
Painter
All previously painted surfaces
Meter box inside and out
Paint all of the roof stacks pipe vents est. on the roof
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
Remove any old brackets, nails or any other obsolete fixtures
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
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
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
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

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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
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 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
Floor Coverings
Replace any damaged vinyl tiles and then strip and seal all
KITCHEN
Maintenance
Remove the following items <ul style="list-style-type: none">• Cupboards• Remove the tiles
Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)
Replace as is
Tiler
Replace as is
Plumber
New sink must be single bowl not with flick mixer
Electrician
Replace single power points
Bathroom
Maintenance (Bath to stay so please be careful not to damage)
Remove the following items <ul style="list-style-type: none">• Except for the floor ,all tiles including the hob
Provide new towel rail (at the second fix stage)
Electrician
1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom

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Must be one double GPO
Tiler (bath to stay)
Waterproof the bath and shower area's
Around the bath as per the specs
Ledge and face of bath
Supply and fit cover strip for edge of tiles
All work is supply and fit
Tile Skirting
Shower area please include the floor and the hob
Plumber
Supply a basin taps, nozzle and fit
Glazier
New clips for the mirror
Shower screen if particle or a shower curtain rail
Cabinet maker
Make and fix vanity unit free standing 900 x 600 (basin supplied by others)
Bath Recoater
Bath
Toilet
Maintenance
Provide a new toilet roll holder (at second fix stage)
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
Laundry
Plumber
New grill for floor waste
Painter
Laundry trough
Tiler (if floor tiles are to be used they must be non slip as per spec)
Replace the chipped tiles