

## 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

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

Concrete driveway to be extended to go 500 past the new position of the gates and fence panels

#### 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

New wing fence and double gates to go inline with the back of the laundry window

#### 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

#### 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

### Brick Cleaner (if brick)

Light acid clean the external walls

### Painter

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

Front veranda

Meter box inside and out

### 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

Replace 1.8 m of the barge at the rear end on the Eastern side

Gate to access hole

### 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

## 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

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If timber floors, all of the quad must be removed and new MDF provided for the painter to paint, but fitted after the floor has been polished

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

Pin back any loose wall sheets

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 asbestos is to be removed from the internal walls, ceilings or floors (please price the removal and replacement of the non-broken asbestos sheets separately on your quote thanks )**

### **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

Installation of fittings to enable digital television as part of the refurbishment of retained complexes.

### **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 sander**

Sand and coat all exposed timber floors with three coat polyurethane system( except kitchen floors )

## **LOUNGE**

### **Maintenance**

Replace the bottom rail of the window sash

Re-line walls to 1.7

### **Electrician**

Remove the black cable from the fire place

## **HALLWAY**

### **Maintenance**

Reline all walls to 1.7

## **BEDROOM 1**

### **MAINTENACE**

Reline all walls to 1.7

## **BEDROOM 2**

### **Maintenance**

Reline all walls to 1.7

Ease the window

## **Bedroom 3**

### **Maintenance**

New door

Reline all walls to 1.7

Check windows

### **Glazier**

Re-putty glass in window

## **KITCHEN**

### **Maintenance**

Replace the plasterboard on the Northern and Western walls

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

As per drawing

### **Tiler**

As per drawing

### **Plumber**

New sink must be single bowl not with flick mixer

### **Electrician**

Replace single power points

Gpo for fridge

New exhaust fan above where oven to go

### **Floor Coverings**

Vinyl throughout whole of kitchen Tiles not sheet

## **Bathroom**

### **Maintenance**

Provide new towel rail ( at the second fix stage )

Strip out all asbestos reline walls with villa board and flush after plumber has run pipes

New ceiling

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### **Electrician**

1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom  
Must be one double GPO

### **Tiler**

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

### **Plumber**

Supply a basin taps, nozzle and fit  
New bath  
Run the shower rose to opposite end  
Taps to go on face wall and to be accessible when standing out of shower

### **Glazier**

Supply and fit p.v window with obscure glass  
Supply and fit mirror to full length of existing vanity door  
Shower screen ( shower rose will be at opposite end )

### **Cabinet maker**

Make and fix vanity unit free standing 900 x 600 (basin supplied by others)

### **Painter**

Inside and out at existing vanity

### **Toilet**

### **Maintenance**

Provide a new toilet roll holder (at second fix stage )  
Remove any old vents in the ceiling and patch the holes new door

### **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 P.V window

### **Laundry**

### **Maintenance**

Remove any old vents in the ceiling and patch the holes  
Stud out with new door and frame as is

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### **Plumber**

New grill for floor waste  
Run pipes for washing machine (if needed)  
Supply and fit new taps  
Allow to remove any redundant pipes  
Gas line to kitchen to be concealed  
All pipe work in the laundry is to be concealed

### **Glazier**

Remove existing wooden window and replace with half slide and fixed with flywire

### **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  
Screed and tile the toilet and laundry floors