

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 (as per the drawing)

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
Remove the rocks and other items used as features in yard
Level off the ground so its safe and usable
Replace the silt trap lid for the storm water

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)
Remove all the old floor coverings that are loose
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

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
Remove any non Homes West approved electrical appliances

Plumber

To provide new gas bayonets if needed and to make all vents comply with Alinta gas

8500 4A Margaret St Scope

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

Any window without security grills must have key locks

Any mirrors inside of cupboards must be in good condition and secured correctly

Painter

To paint all previously painted surfaces and any new as specified including any built in cupboards inside and out

Floor Coverings

New floor coverings through out (vinyl tiles)

LOUNGE

Plumber

Remove the heater and store check heater is in good working order and replace once refurb has finished

KITCHEN

Maintenance

Remove the existing cupboards and tiles

Cabinet maker as per the drawing (ALL TOPS TO BE POST FORMED)

Tiler

As per the drawing and the usual specs

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points with doubles (as per drawing)

Floor Coverings

Vinyl Tiles new

Bathroom

Maintenance

Strip all tiles

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

8500 4A Margaret St Scope

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Water proof shower area

Plumber

Supply a basin taps, nozzle and fit new bath

Glazier

Shower screen

Cabinet maker

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

Toilet

Maintenance

Provide a new toilet roll holder

Plumber

Remove pan, seat flush pipes and replace with new as specified

New dual flush system as specified

Glazier

New fly wire to the window

Laundry

Maintenance

Remove the cabinet off the wall and patch wall if nessesary

Painter

Treat the steel trough cabinet for rust before painting it

Enamel Re-Coater

Re-coat the laundry trough

Plumber

Run pipes for washing machine (if needed)

Supply and fit new taps

Electrician

1single 36w defuses in laundry

Replace washing machine switch with double GPO vertical check that it is in the right position