

RETAINED PROPERTY

Tenants still living in the properties and will do through out the refurbishment

EXTERNAL

General Notes

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

FRONT YARD

Landscaper

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

Trim the palm

Remove all of the ranch style fencing **(taking special care not to damage the plants)**

Remove the three tree stumps (2 to the left and one on the right of the driveway)

Fencing Contractor

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

Colour bond fencing as per the drawing **(taking special care not to damage the plants)**

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

Back Yard

Landscaper

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

8500 4A -B Margaret St Scope of Work

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

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 (reuse the existing light in the carport and match the new)

Provide smoke alarms to comply with by laws

All external lights are to be wired properly and any additional lights added by the owners are to be replaced with suitable lights and wiring concealed

Double water proof GPO in the carports one for each unit

Brick Cleaner (if brick)

Light acid clean the external walls

Brick Layer

Check both of the units for fretting brick work or where the mortar joints have been worn away

Painter

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

Front veranda

Meter box's 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

Plumber

Check both of the premises for the smell of gas

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