

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

Remove the stump in the front yard

Replace the driveway from the crossover and the cracked slabs in the carport

Brick Work

Replace missing bricks

Replace the broken vents in the brick work

Fencing Contractor (please read the specs on the 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

Replace the right and wing fence

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 rubbish from inside the cream brick walls

Remove the timber structure at the rear door

Remove the little red brick wall and the pavers around it

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Remove the roof sheets on the steel structure (leave the structure)

Form a concrete step at the rear door, a concrete path that runs to the brick steps, then from the top of the brick steps out to the cloths hoist

Maintenance

Make a timber box with a lid to go over the area at where the plumbing has been altered (hard up against the rear of the house)

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

Plumber

Move any free standing taps against the house connect any existing or new down pipes to the storm water system

Painter

Paint the steel structure at the rear of the house

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 facia, bargeboard or eaves linings

Replace missing cover batons

Fix or replace Scotia from eaves

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Fix tile fillets from side of house
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

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
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

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

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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

LOUNGE

Maintenance

New front door

Reline the northern wall

Cover in the fire place and finish with architrave around

BEDROOM 1

Maintenance

Reline southern wall to 1500

Check wardrobe is in good working order (including the panels inside secured and no gaps at the back panels)

Fix the door stop and the door

Painter

Paint inside and out side of the cupboard

BEDROOM 2

Maintenance

Reline southern wall

Remove the lock on the door and patch the door and frame

Replace the door stop

Painter

Paint inside and out side of the cupboard

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

New door to the laundry

Remove the azzi below the dado rail and above the stove reline with gyp-rock water proof where necessary

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

Tiler

As per the drawing including down behind the oven and as required for the side of the pantry

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

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Remove the power supply for the oven

Floor Coverings

Vinyl throughout whole of kitchen (if not suitable to polish) Tiles not sheet

Bathroom

Maintenance

Strip the walls of all the asbestos sheets, re-line with villa board and flush ready to paint remove the horizontal metal strip and flush

Remove the floor, skirting and bath tiles

Existing vanity door to be suitable for a full length mirror and have handle to open, check hinges

If the bath is being moved allow to rebuild the up-stand (Please check with plumber)

Moister resistant door if door to be replaced

Full length door on the existing vanity suitable for a mirror

Towel rails

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 (water proof all bath area)

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

New floor tiles (over the existing to ensure a good water tight seal between the floor and the wall)

Tile Skirting

Plumber

Supply a basin taps, nozzle and fit

New bath (opposite way) with shower moved to suit

Move the taps onto the face wall (as to access then easily)

Glazier

Supply and fit p.v window with obscure glass (PV to be 100mm)

Supply and fit mirror to full length of existing vanity door

Shower screen I

Cabinet maker

Make and fix vanity unit free standing 900 x 600 (basin supplied by others) to be suspended off the floor

Painter

Inside and out at existing vanity

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder

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

Tiler

Make good the existing floor with screed and then retile including the skirting tile

Laundry

Maintenance

Weather strip on back door
Cover the gap between the top of the door frame (to kitchen) and the lintel with timber ready to paint

Plumber

New grill for floor waste
Run pipes for washing machine
Supply and fit new taps
Allow to remove any redundant pipes
If the steel trough and cabinet is rusty replace

Glazier

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

Electrician

1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical check that it is in the right position

Tiler

Run 1 tile high skirt throughout both toilet and laundry and the rear entrance area (not the rear bedroom)

Floor Coverings

Patch and screed laundry and rear entrance area and lay vinyl complying with specs and colour scheme