

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
Trim the tree that over hangs the front eaves back so there is 3 meters clearance

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

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

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

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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)

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

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

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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

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

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

Service any existing barrier doors or provide new for all external doors

Sliding doors and locks on must be of a high working standard

Provide winders and screens to any suitable windows

Any window without security grills must have key locks

Painter

To paint all previously painted surfaces and any new as specified

Plasterer

To patch all of the walls as required to bring them up to a high standard

Floor Coverings

New vinyl tile through out house

BEDROOM 1

New door

BEDROOM 2

New door

KITCHEN

Maintenance

Remove the contact from the cupboard doors
New edge strips to the doors and shelves as required
Remove all of the tiles

Floor Coverings

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

Tiler

Replace the tiles as they are

Electrician

Remove the range hood and replace with a fan if possible and hook up to the existing flume

Bathroom

Maintenance

Strip all of tiles except for the floor tiles

Tiler

Water proof the walls of shower and around the bath
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
Tile above the vanity
Retile over the shower floor

Electrician

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

Plumber

Supply a basin taps, nozzle and fit and bath

Glazier

New mirror doors to the cabinet on the wall
Shower screen

Cabinet maker

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

Painter

Treat for rust then paint the wall cabinet inside and out

Toilet

Maintenance

Remove all of the skirting tiles

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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

Strip of the wall tiles
Remove the wall cabinet

Plumber

New steel trough and cabinet
Fix the leak in the wall that is showing from the kitchen

Tiler

Run 1 tile high skirt throughout both toilet and laundry and around the trough