

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 all rocks and logs and other items unused

Brick layer

Fix the fretting 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
Remove the ranch style fencing and replace with colour bond on the same line re-sheet all the gate to match

Maintenance

Provide new letter box and numbers (check with supervisor for position)
Chamfer the edges of the veranda posts

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
Remove the clothe hoist and replace with a bigger than normal power line on the wall of the house
Ground to be left even and level
Fill in the hole and leave the are level and safe

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

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 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

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

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 loose 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

New doors through out

Front and rear door furniture to be as per the spec

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 electrical appliance that isn't Homes West Specified

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 the locks 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

Painter

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

Floor coverings

New vinyl tiles throughout the house

LOUNGE

Maintenance

Reline all walls

Bedroom 1

Maintenance

Reline walls to 1500

Bedroom 2

Maintenance

Reline all walls

Dinning Area

Reline all of the walls

KITCHEN

Maintenance

Remove all the tiles and the cabinets and repair any damage to the walls

Cabinet maker as per the drawing (all tops to be post formed)

Tiler

Splashbacks and behind the stove as per the drawing

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points

Bathroom

Maintenance

Remove all the tiles except for the floor(remove it drummy)

Remove the cabinet and the bath and all 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 including the water proofing

Ledge and face of bath

Supply and fit cover strip for edge of tiles

All work is supply and fit

Tile Skirting

Around the vanity

If the floor tiles are drummy they will be removed if not then tile over the top

Plumber

Supply a new basin, taps, bath, nozzle and fit

8500 5A George St Scope

Glazier

Supply and fit mirror to wall
Shower screen

Cabinet maker

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

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

Glazier

New fly wire to the window

Laundry

Maintenance

Except for the floor remove all of the tiles

Plumber

New grill for floor waste
Steel cabinet and trough

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
Tile around the trough