

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 shade cloth and lattice from the carport and the house

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
Move the existing gates from the front pillars of the carport to the rear pillars

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
Relay the slabs level and safe
Remove the pine pole and all brackets that are attached to the house

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

Allow for concrete spoon drains to all down pipes that are not piped away

House Internal

Insulation

Insulate the ceiling space as per the Homes West Spec

8500 6 Astroloma Pl Scope

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
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 electrical fixtures that don't comply with homes west spec or any extra fixtures e.g. fans and alarms

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

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 coverings

Replace the vinyl tiles through out the house

Tiler

Tile all of the window sills through out the house

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice
Remove the cupboards

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

Replace the kitchen with the same configuration as it is

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Tiler

Replace as is

Plumber

New sink must be single bowl not with flick mixer

Electrician

Replace single power points
Exhaust fan above the stove

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

Bathroom

Maintenance

Provide new towel rail (at the second fix stage)

Electrician

Fan switched separately in bathroom
Must be one double GPO

Tiler (non slip on floor)

Shower area and water proof
Floor

Plumber

Supply a basin taps, nozzle and fit

Cabinet maker

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

Bath Recoater

Bath

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)

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

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Laundry

Maintenance

Remove any old vents in the ceiling and patch the holes

Plumber

New grill for floor waste

Supply and fit new taps

Electrician

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

Tiler (if floor tiles are to be used they must be non slip as per spec)

Run 1 tile high skirt throughout both toilet and laundry

Cabinet Maker

Broom cupboard