

RETAINED PROPERTY

EXTERNAL
General Notes
All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans
Notes made whilst doing scope
Chipped sill tiles are not to be replaced
Wall near rear door was very rough and patchy
Door to bedroom 3 had patches on the back
FRONT YARD
Garden Maintenance
General clean up and removal of rubbish
Top dress and aerate lawn
High Pressure clean the driveway
Trim all of the dead branches off the 4 palm trees and any branches that over hang the house
Remove the brick paving and the bench seats from the garden area
Fencing Contractor (please read the specs on the mpmwa.com.au web site before commencing work)
Remove the fence that is at the rear of the carport
Put in colour bond that has a single gate on the house side, the gate and fence is to be inline with the middle of the brick pier so that the gate and the panels are on the concrete
Gate drop bolts must go into a metal tube in concrete
Remove the double gates from the right side of the house and put in hardies
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
Remove the patio all of it and all brackets and concrete footings on the posts
Service the hoist or replace if needed
Ground to be left even and level
Remove all of the internal fencing and gates
Remove the limb from the gum tree on the Eastern boundary the limb is about 3m off the ground and hangs out in the direction of 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

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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 check is in good working order if not rectify as required
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
External Light Points. Light points are to be supplied to the front, rear and carport and shall be incandescent waterproof light fittings.
Brick Cleaner (if brick)
Light acid clean the external walls
Painter
All previously painted surfaces
Front veranda
Meter box inside and out
Paint all of the roof stacks pipe vents est. on the roof
Patch the fascia where all of the brackets for the pergola will be removed use 2 pack filler
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
Maintenance
Remove any old brackets, nails, screws or any other unwanted fixtures

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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)
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
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
New vinyl tiles through out the house
LOUNGE
Maintenance
New front door
BEDROOM 2
Maintenance
New front door
KITCHEN
Maintenance
Remove the following items <ul style="list-style-type: none">• Cupboards

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<ul style="list-style-type: none">• Tiles
Cabinet maker (ALL TOPS TO BE POST FORMED WHEN CARCASS NEW OR IF CUPBOARDS ALLOW)
Replace as is
Tiler
As it is
Plumber
New sink must be single bowl not with flick mixer
Electrician
Replace single power points
Bathroom
Maintenance
Remove the following items <ul style="list-style-type: none">• All wall tiles•
Provide new towel rail (at the second fix stage)
Remove cabinet above vanity
Electrician
1 single 18w fluoro with diffuser and 10" exhaust fan switched separately in bathroom
Must be one double GPO
Tiler
Waterproof the bath and shower area's
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
Retile the floor in the shower area
Plumber
Spout to match the taps in the bath
Glazier
Mirror above vanity
Shower screen to be replaced
Cabinet maker
Vanity left hand cupboard door renewed to match existing and edge strips renewed where required.
Bath Recoater
Bath

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Toilet
Maintenance
Remove all of the skirting tiles
Provide a new toilet roll holder (at second fix stage)
Remove any old vents in the ceiling and patch the holes
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
Laundry
Maintenance
Remove any old vents in the ceiling and patch the holes
Plumber
New grill for floor waste
Run pipes for washing machine (if needed)
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
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