

RETAINED PROPERTY

Please read the specs on the mpmwa.com.au web site before commencing work
EXTERNAL

General Notes

All works to comply with Department Of Housing and Works specifications, architects colour scheme or garden architects plans (refer to the drawing)

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 trees
Mulch the garden beds (as per the spec)

Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless other wise specified only for the wing fences (not boundary)
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 and gates to be colour bond
New double gates 1800 high and replace the fence panels which complete the carport with 1800

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 gates

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

8500 76A Wellaton Scope of Work 2

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 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

Cabinet maker

New doors, handles, bench tops (as they are and not post form and replacement draws to be on runners)

Tiler

Re do the tiles as they are and silicone joints

Plumber

Re-use existing sink

Glazier

Lounge and front bedroom keyed window locks to be installed