

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

FRONT YARD

Garden Maintenance and landscaping (Please read the specification landscaping for retained properties at www.mpmwa.com.au) (refer to drawing)

General clean up and removal of rubbish

Stumps from removed trees must be below the ground level

Top dress and aerate lawn areas

No green waste to go in the skip bins

Allow to remove all of the rubbish

High Pressure clean the driveway

Prune the hibiscus in front of wing fence and gate so it is easy to pass

Trim all trees and shrubs

Mulch the garden beds out the front (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 fences

All gates to be in good working order, drop bolts must go into a metal tube in concrete

New fence or gate posts to be galvanised steel and gates to be colour bond

New double gates 1800high colour bond 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

Wing fences and single gates

Fence panels in the carports

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

Remove the BBQ and the metal pole

900mm Concrete path from the drive way through the wing gate down the side of the unit to the rear. Run parallel to the rear of the house level with and running past the out side edge of existing slabs outside the lounge to the laundry slab and out to the cloths hoist. Please bring in fill if needed as to have a path level start to finish and feather out from

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new to old (check with the supervisor before pouring)

Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless otherwise specified only for the wing fences not the boundary fences

All gates to be in good working order

Gate drop bolts must go into a metal tube at ground level

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)

Front veranda

Meter box's 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 also please remove the remains of the metal aerial and fixings

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

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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

If timber floors, all of the quad must be removed and new MDF provided for the painter to paint, but fitted after the floor has been polished

Quad to be laid around the fire place as well

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)

External doors must have deadlocks with snibs inside 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

Double dead lock and lever on front door

Snib lock and passage set on rear door

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

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

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

Strip and polish all of the existing vinyl floors and replace any damaged tiles to match

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KITCHEN

Cabinet maker

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

Tiler

Replace the cracked ones

Plumber

Re-use existing sink

Electrician

Replace single power points

Floor Coverings

New vinyl tiles to match the rest of the house in the kitchen area

Bathroom

Electrician

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

Tiler

Re-grout the tiles or clean them up and remove the old silicon and re-silicon

Plumber

Supply a basin taps, nozzle and fit

Glazier

Shower screen

Cabinet maker

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

Bath Recoater

Bath

Toilet

Maintenance

Provide a new toilet roll holder

Plumber

Remove pan, seat flush pipes and replace with new as specified
New dual flush system as specified

Laundry

Plumber

Supply and fit new taps for the washing machine

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Allow to remove any redundant pipes
If the steel trough and cabinet is rusty replace
Replace the missing centre piece of the hot water tap

Electrician

1single 36w defuses in laundry
Replace washing machine switch with double GPO vertical check that it is in the right position