

## 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

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

#### Fencing Contractor (please read the specs on the [mpmwa.com.au](http://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

Replace the right hand wing fence

#### 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

### 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 allow 5 meters as we aren't sure of the position we want the hoist moved to

Service the hoist or replace if needed

Ground to be left even and level

Relay the slabs that are uneven and have separated so that they are all secure and safe and level

Leave the slabs from the shed but clean up all the loose debris from around them sweep clean

#### 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

# 8500 8 Baloo Scope

## 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)

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

Fix or replace Scotia from eaves

Fix tile fillets from side of house

Remove any old brackets, nails or any other obsolete fixtures (leave the tech screws that are in the fascia but remove all of wire or any other loose item hanging from them)

#### 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)

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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

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**

Remove all the damaged vinyl tiles and the ones that have separated causing a big gap between tiles replace

Strip and seal the floor

### **Tiler**

Tile all of the window sills through out the house

## **LOUNGE**

### **Maintenance**

New front door solid

### **Electrician**

Remove the power lead that is hanging out the wall

## **BEDROOM 2**

### **FLOOR COVERINGS**

Replace all of the vinyl tiles in this room

## **Bedroom 3**

### **FLOOR COVERINGS**

Replace all of the vinyl tiles in this room

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## **KITCHEN**

### **Maintenance**

Remove the vinyl stuck to the shelves through out all of the cupboards

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

Adjust all of the doors so they swing correctly

### **Tiler**

Scrape out the existing grout at the join between bench top and tile and re- seal with flexible sealant

### **Electrician**

Replace single power points

## **Bathroom**

### **Maintenance**

Strip all of the tiles expect for the main floor area remove vanity

### **Tiler**

Around the bath as per the specs

Ledge and face of bath

All work is supply and fit

Tile Skirting

Water proof the shower and bath areas and floor in shower

Tiles on the main floor to stay as they are

### **Plumber**

Supply a basin taps, nozzle and fit

### **Glazier**

Shower screens

New mirror above the new vanity

### **Cabinet maker**

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

### **Bath Recoater**

Bath

## **Toilet**

### **Maintenance**

Strip the skirting tiles

### **Glazier**

New fly wire to the window

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### **Laundry**

#### **Maintenance**

Strip the skirting tiles and the tiles around the trough

#### **Tiler**

Run 1 tile high skirt throughout both toilet and laundry and above the trough