

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

Landscaper

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 and all of the paths

Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless other wise specified
All gates to be in good working order,
Drop bolts on all double gate must go into a metal tube in concrete

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

Back Yard

Landscaper

General clean up and removal of all rubbish
Cut all over hanging branches on fence line
Cut and edge all grass
Service the hoist or replace if needed
Ground to be left even and level
Remove the stirrup and the brackets from the old pergola
Clean the grass off all the paths

Fencing Contractor

Replace any cracked or broken fencing, replace with same or similar unless other wise specified
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

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 megga 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 font light inside if not existing and in good working order

8500 8 Dagenham Crt Scope of Works.xls

Provide smoke alarms to comply with by laws

Brick Cleaner (if brick)

Light acid clean the extra 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

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 layed around the fire place as well

Doors to operate correctly

Replace all of the door furniture including the cupboard doors

Remove all the old floor coverings

New solid rubber door buffers through out

Front and back doors must have deadlocks and handles 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

Cutain Boards above all of the windows

Remove all the old floor coverings

New front door solid

New door for the linen cupboard

Electrician

Replace light switches that are cracked, faulty, broken, painted of 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

8500 8 Dagenham Crt Scope of Works.xls

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
Patch all walls

Floor Coverings

Vynil floor tiles through out except the bathroom

LOUNGE

KITCHEN

Maintenance

Strip out all of the cupboards and the tiles

Cabinet maker

Cupboards as per the drawing

Tiler

Splach back, behind the stove as per the drawing and on the side of the fridge panel if nessesary
Window sill

Plumber

Must be gas for stove
New sink not with flick mixer bowel and a half

Electrician

Replace single power points
Move the ceiling fan to suit as per the drawing
Remove the existing power for the stove
Power for the fridge

Floor Coverings

Vynil throughout whole of kitchen (if not suitable to polish) Tiles not sheet

Bathroom

Maintenance

Strip all of the tiles walls and floors
Remove the bath stucture

Electrician

1 single 18w fluro with diffuser and 10" exhaust fan switched separately in bathroom

Tiler

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
Splash back for the vanity

Plumber

Supply a basin taps, nossel and fit

8500 8 Dagenham Crt Scope of Works.xls

New bath

Run the shower head to the Eastern wall suitable for a new bath and taps to suit

Glazier

Shower screen new bath going in

Cabinet maker

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

Toilet

Maintenance

Remove all of the skirting tiles

Provide a new toilet roll holder

Plumber

New dual flush system as specified

Glazier

Fly wire on window

Laundry

Plumber

New grill for floor waste

Run pipes for washing machine (if needed)

Supply and fit new taps

Allow to remove any redundant pipes

Electrician

1single 36w defuses in laundry

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

Tiler

Run 1 tile high skirt throughout both toilet and laundry

Floor Coverings

Patch and screed laundry and toilet and lay vinyl complying with specs and colour scheme

Cabinet Maker

New doors and end panel on the over head cupboard to match the existing