

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
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
Remove the bricks from the front door area
Have a path from the driveway and a landing area at the front door formed concrete

Fencing Contractor (please read the specs on the 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
New fence posts to be galvanised steel
Screw down any loose pickets

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 gate

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
New cloths hoist
Ground to be left even and level
Remove the sleeper retaining wall then feather out the slope so it is safe
Remove any rocks
Relay slabs so they are level and safe
Remove padlocks off gates

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
Remove the loose concrete from around the shed slabs but leave the slabs
Remove all of the vines from the yard

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 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 facia, 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

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)

Remove all the old floor coverings if loose

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

Ceilings to be in a condition which will with stand the added weight of insulation

MDF skirting through out the house

Remove the carpet in the lounge room as the kitchen is to be extended

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

Installation of fittings to enable digital television as part of the refurbishment of retained complexes.

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

Plasterer

To repair and patch walls through out the house including the corner beads

Patch the wall where the air-con was

LOUNGE

Maintenance

New front door

BEDROOM 2

New door

KITCHEN

Maintenance

Remove plaster rang hood, patch wall, ceiling and cornice

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

New as per drawing

Tiler

As per drawing down behind the stove and on the nib wall

Plumber

New sink must be single bowl not with flick mixer

Gas for stove

Electrician

Replace single power points

Remove the electricity for the stove

Floor Coverings

Vinyl throughout whole of kitchen Tiles not sheet

Bathroom

Maintenance

Strip all wall tiles and all tiles around bath

Remove the vanity

Electrician

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

Must be one double GPO

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

Water proof shower and bath area

Plumber

Supply a basin taps, nozzle and fit

Glazier

Shower screen if particle or a shower curtain rail
New glass in the existing window
New mirror

Cabinetmaker

New vanity same shape as existing with doors with brick upstand

Bath Re-coater

Bath

Toilet

Maintenance

Remove all of the skirting tiles
Provide a new toilet roll holder

Plumber

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

Strip all of the wall tiles

Plumber

New grill for floor waste
Supply and fit new taps

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 and any other that have been removed
Sill tiles

Cabinet maker

Pantry to go in the laundry (as per the drawing)