

## 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 removed trees to 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  
Generally trim the trees and the shrubs  
Fix the window sill tiles if they are damaged or missing  
Concrete path from the steps to the letter box

#### 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  
New fence posts to be galvanised steel

#### 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 if required

### 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 hibiscuses  
New concrete steps from both rear doors both to have a landing 500 wide and then one step  
Concrete path that joins the steps and goes out to the cloths line

- Separate price for the removal of all of the obsolete concrete slabs both in side the fence and out to the verge

# 8500 83 Toodyay Rd Scope

## **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

New gates posts and gates to be colour bond to match the existing fence panels

Do some panel beating on the existing colour bond panels that have dents in them

## **Maintenance**

Wooden hatch with hinges over the hole for the access hole .

## **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 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

# 8500 83 Toodyay Rd Scope

## **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  
Remove the existing HWU (electric) and re run the pipes so they are suitable for a gas HWU out side  
Organise all of the paper work and what ever else is required for Alinta gas to have gas run to the house

## **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  
Remove all the old floor coverings  
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  
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  
Remove all of the floor coverings (once you have stated to do this if you think that the floor boards are unsuitable for polishing please in form David)  
New doors through out water resistant for the bathroom and solid front and rear  
New door furniture through out

### **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  
Remove the alarm and all of the components of it

### **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

## 8500 83 Toodyay Rd Scope

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 sander**

Sand and coat all exposed timber floors with three coat polyurethane system

## **LOUNGE**

### **Maintenance**

Remove the existing sliding door and replace with a flush panel sliding door  
New front door

### **Plumber**

Gas Bayonet and vents

## **KITCHEN**

### **Maintenance**

Remove the cupboards and all tiles

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

Replace the cupboards as they are minus the over head on the return  
600 pantry to go in the alcove with the fridge

### **Tiler**

New tiles as they are

### **Plumber**

New sink must be single bowl not with flick mixer

### **Electrician**

Replace single power points

### **Floor Coverings**

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

## **Bathroom**

### **Maintenance**

Remove all of the tiles including the floor tiles and the vanity

### **Electrician**

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

## 8500 83 Toodyay Rd Scope

### **Tiler**

Replace all of the tiles including the floor as they are and water proof the shower and bath area's

### **Plumber**

Supply a basin taps, nozzle and fit

### **Glazier**

New sliding mirror doors to the existing vanity

Shower screen if particle or a shower curtain rail

### **Cabinet maker**

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

### **Painter**

Inside and out at existing vanity

### **Bath Recoater**

Bath

### **Toilet**

#### **Maintenance**

Provide a new toilet roll holder

#### **Glazier**

New fly wire to the window

### **Laundry**

#### **Maintenance**

New back door

#### **Electrician**

1single 36w defuses in laundry

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

#### **Tiler**

Tiles to the floor and skirting through out the toilet and the laundry