

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 coppered logs from across the front of the property

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 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

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 all other items from the rear yard except for the shed/garage

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

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 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

8500 8 Victoria Pde Scope

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)

Remove all the old floor coverings

Solid rubber door buffers through out (New if necessary)

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

Rear door to have a raven RP4

Timber windows to operate correctly

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

Replace all of the doors through out the house

Fix all of the door frames and the architraves through out

Fix all of the skirting through out

New door hardware through out

New curtain boards through out where required

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

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

Replace the missing sliding doors at the rear

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

Plasterer

Patch the walls through out the house ready to be painted

KITCHEN/ DINING

Maintenance

Fix the sliding door

8500 8 Victoria Pde Scope

Remove plaster rang hood, patch wall, ceiling and cornice
Remove the existing stove

Cabinet maker

Replace the kitchen as is with post form tops

Tiler

Replace the section under the window and any other cracked tiles replace with a cream coloured tile

Plumber

New sink not with flick mixer
Provide a electric stove (one out of the sea container if possible)

Electrician

Replace single power points
Allow to connect the new stove

Floor Coverings

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

Bathroom

Maintenance

Replace the man hole cover

Electrician

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

Tiler

New soap holder

Plumber

Supply a basin taps, nozzle and fit

Glazier

Supply and fit p.v window with obscure glass
New mirror doors to the existing vanity

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 (in the hall)

Glazier

New P.V window

Laundry

Plumber

Replace the existing cabinet with a single one

Electrician

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

Floor Coverings

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

Toilet 2

Plumber

New dual flush system

Back Room

Maintenance

Leave all of the curtain brackets please