

11D JOHN STREET MIDLAND		
SALE PROPERTY		
	This schedule shall be read in conjunction with the Drawings, Specification and Addenda.	
	Not every item indicated on the drawings is listed on this schedule	
SCHEDULE OF WORK		
	All trades shall ensure that all work complies with strata titling requirements.	
EXTERNAL GENERAL		
	Refer to "11 John Street General External"	
FRONT AND REAR YARDS		
Garden Maintenance + Paver		
	Make good and service the clothes hoist	
	Underpin rear RHS corner of house to engineers specification	
Plasterer		
	Apply a sand render as per the drawings – extend extent of render to RHS corner of front of house <i>(David Affleck to confirm if it should extend all round)</i>	
Carport subcontractor		
	Included in previous scope	
HOUSE		
Maintenance		
	Remove any street numbers and unused brackets/fixings off the building and make good.	
	Refix any loose mouldings and replace rotten barges and mouldings.	
Electrician		
	Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.	
	Provide a new bunker light fitting on carport wall with external 2 way switch	
Plumber		
	Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
Roofer		
	Ensure the roof is watertight and make good as specified	
	Pressure clean the roof as specified	
	Provide all new slotted gutters and downpipes all in Zinalume.	
	Make good all downpipe connections to stormwater drains	
Brick Cleaner		
	Clean all external surfaces of the house. Note: facebrick will be painted and/or rendered	
Glazier		
	Replace any broken/cracked/missing glass.	
	Replace all flywire.	
	Make good / provide new barrier doors and flyscreen doors as specified.	
	Re-putty timber windows where putty is missing or cracked and loose.	
Painter		
	Paint all paintable surfaces including facebrick and render as per Schedule of External Colours	

	INTERNAL GENERAL	
	Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings	
	Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom.	
	Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave all floor tiles.	
	Remove wall between kitchen and dining down to 900mm high and provide customwood capping	
	Make good damaged ceilings and wall linings	
	Make good wall and ceiling vents as specified	
	Provide white cushion buffers on the skirting behind all doors.	
	Refix loose mouldings and replace any badly damaged/missing mouldings	
	Ensure that all timber windows and doors operate correctly.	
	Replace all door hardware	
	Provide new door to rear bedroom	
	Plumber	
	Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration	
	Have a licensed plumber test and check the existing plumbing work as specified and sign the attached statutory declaration	
	Electrician	
	Replace faulty, cracked, broken or missing light outlets and GPO's	
	Replace all switches and convert all single GPO into double outlets	
	Provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.	
	Check the existing smoke alarm	
	Have a licensed electrician fit an RCD, check and test the existing electrical work as specified and sign the attached statutory declaration	
	Telecommunications	
	Ensure that there is at least one operational telephone outlet as specified	
	Flooring subcontractor	
	Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.	
	Provide glued down sheet vinyl to kitchen and dining/family room.	
	Provide carpet on underlay to lounge, passage and all bedrooms	
	Provide reducing strips at floor junctions where missing.	
	Tiler	
	Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.	
	Glazier	
	Ensure that all windows and doors operate correctly.	
	Replace missing or faulty door and window hardware	
	Painter	
	Remove all wallpaper, curtains, blinds, other disused brackets/fixings and make good.	
	Make good and paint the entire interior as per Schedule of Interior Colours	
	Window treatment	
	Provide slim-line Venetian blinds to all windows except bathroom and WC	

ENTRY AND LOUNGE	
Maintenance	
Provide new Project Hardware Ashley PH137RR leverset to the front door with matching separate double deadlock. Remove unused hardware including door seal and make good.	
Plumber	
Remove gas heater and provide gas bayonet.	
KITCHEN	
Plumber	
Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap	
Electrician	
Provide 1200mm long double 40 watt tube fluoro light with diffuser.	
Provide a new 600mm rangehood flued through ceiling	
Remove the existing ceiling fan	
Provide new electrical outlets as per the sketch	
Cabinetmaker	
Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..	
Tiler	
Retile over benches and sink to underside cupboards	
LAUNDRY	
Maintenance	
Check condition of back door - allow to replace and provide a credit if not required	
Provide new separate deadlock and latchset, and Raven RP4 seal to back door	
Remove unused hardware and make good.	
Plumber	
Carry out all work to suit new layout	
Provide new washing machine taps and lever mixer tap to trough	
Provide a new 45l inset trough	
Cabinetmaker	
Provide new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..	
Tiler	
Retile over trough and bench to 600mm	
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting	
WC	
Maintenance	
Provide new white Caroma Bathmates paper holder	
Plumber	
Provide new white close coupled dual flush toilet suite	
Tiler	
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting	
BATHROOM	

