

11E 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"	
	Carport subcontractor	
	Provide new attached Colorbond carport as specified and per the site plan. Colour: TBA	
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.	
	Provide roof framing for new gable as indicated	
	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.	
	Collect and install a HWU as specified	
	Roofer	
	Provide new gable tiling and roof plumbing	
	Ensure the roof is watertight and make good as specified	
	Pressure clean the roof as specified	
	Provide all new gutters and downpipes all in Zinalume.	
	Make good all downpipe connections to stormwater drains	
	Plasterer	
	Apply sand render to walls where indicated	
	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		
	Maintenance	

Remove any rubbish, posters, etc. including timber ramp at rear door	
Make good wall and ceiling vents as specified	
Remove wall in kitchen as per the drawings	
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	
Remove all curtains, blinds, other disused brackets/fixings and make good.	
Strip off all wall tiles (including skirting tiles) in kitchen, bathroom, WC and laundry and make good the walls ready for the tiler. Leave the floor tiles.	
Make good damaged ceilings and wall linings	
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	
Reconnect the stove – service and clean by others	
Electrician	
Replace faulty, cracked, broken or missing light outlets and GPO's	
Replace all switches and convert all single GPO into double outlets	
Relocate lounge light to the centre of room	
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 and relocate between light and manhole	
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 all 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	
Ensure all soot is removed from walls and ceilings	
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	
	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	
	Provide new back door with separate deadlock and latchset, and Raven RP4 seal to back door	
	Remove unused hardware and make good.	
	Plumber	
	Provide new 200mm swivel spout to trough.	
	Painter	
	Treat for rust and paint steel cabinet inside and out.	
	Tiler	
	Retile over trough and skirting	
	WC	
	Maintenance	
	Provide new white Caroma Bathmates paper holder	
	Plumber	
	Provide new white close coupled dual flush toilet suite	
	Tiler	
	Retile skirting	
	BATHROOM	
	Maintenance	
	Provide new 1200mm towel rail	
	Provide new white Caroma Collega cabinet located on LHS of window	
	Remove grip rails	
	Plumber	
	Provide new taps, spout and white semi-recessed basin to the vanity	

