

<b>11G JOHN STREET MIDLAND</b>	
<b>SALE PROPERTY</b>	
	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
<b>SCHEDULE OF WORK</b>	
	All trades shall ensure that all work complies with strata titling requirements.
<b>EXTERNAL GENERAL</b>	
	Refer to "11 John Street General External"
<b>Carport subcontractor</b>	
	Provide new attached Colorbond carport as specified and per the site plan. Colour: TBA
<b>HOUSE</b>	
<b>Maintenance</b>	
	Carry out all work to extend the front room and create a bedroom and remove wall in kitchen all as per the drawings. Remove and reuse the existing front door, frame and windows as indicated
	Cut brickwork to take new meter box location
	Remove any street numbers and unused brackets/fixings off the building and make good.
	Refix any loose mouldings and replace rotten barges and mouldings.
<b>Electrician</b>	
	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
<b>Plumber</b>	
	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
<b>Roofer</b>	
	Provide new matching 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
<b>Brick Cleaner</b>	
	Clean all external surfaces of the house. Note: facebrick will be painted and/or rendered
<b>Plasterer</b>	
	Apply sand render to walls where indicated
<b>Glazier</b>	
	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.
<b>Painter</b>	
	Paint all paintable surfaces including facebrick and render as per Schedule of External Colours

	<b>INTERNAL GENERAL</b>
	<b>Maintenance</b>
	Remove any rubbish, posters, etc.
	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
	Remove all curtains, blinds, other disused brackets/fixings and make good.
	Strip off all wall tiles (including skirting tiles) in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave the floor tiles.
	Make good damaged ceilings and wall linings Refer also to House Maintenance above
	<b>Plumber</b>
	Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration
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	Provide a new gas line and connect a gas stove supplied by others
	<b>Electrician</b>
	Remove the wiring to the existing electric stove and wall heater
	Replace faulty, cracked, broken or missing light outlets and GPO's
	Replace all switches and convert all single GPO into double outlets
	Provide new smoke alarm, fittings and outlets as per the drawings
	Provide 200mm diameter glass sphere batten fix fittings with 60watt globes to all incandescent light outlets except bathroom and WC which shall be 100mm.
	Have a licensed electrician fit an RCD, check and test the existing electrical work as specified and sign the attached statutory declaration
	<b>Telecommunications</b>
	Ensure that there is at least one operational telephone outlet as specified
	<b>Flooring subcontractor</b>
	Remove loose floor coverings and prepare floors ready for carpet and sheet vinyl.
	Provide glued down sheet vinyl to kitchen
	Provide carpet on underlay to all lounge and bedroom
	Provide reducing strips at floor junctions where missing.
	<b>Tiler</b>
	Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.
	<b>Glazier</b>
	Ensure that all windows and doors operate correctly.
	Replace missing or faulty window hardware
	<b>Painter</b>
	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
	<b>Window treatment</b>

	Provide slim-line Venetian blinds to all windows except bathroom and WC
	<b>ENTRY AND LOUNGE</b>
	<b>Maintenance</b>
	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.
	<b>Plumber</b>
	Provide new gas bayonet.
	Provide wall and ceiling vent to comply with Alinta gas regulations.
	<b>KITCHEN</b>
	<b>Plumber</b>
	Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap
	<b>Electrician</b>
	Provide 1200mm long double 40 watt tube fluoro light with diffuser.
	Provide a new 600mm rangehood flued through ceiling
	Remove the existing ceiling fan
	<b>Cabinetmaker</b>
	Replace the kitchen cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..
	<b>Tiler</b>
	Retile over benches and sink to underside cupboards
	<b>LAUNDRY</b>
	<b>Maintenance</b>
	Provide new separate deadlock and latchset, and Raven RP4 seal to back door
	Remove unused hardware and make good.
	<b>Plumber</b>
	Provide new 200mm swivel spout to trough.
	<b>Painter</b>
	Treat for rust and paint steel cabinet inside and out.
	<b>Tiler</b>
	Retile over trough
	Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
	<b>BATHROOM</b>
	<b>Maintenance</b>
	Provide new 1200mm towel rail behind the door (leave existing rail) and new white Caroma Bathmates paper holder
	Provide new white Caroma Collega cabinet located on the wall next to the screen in front of WC
	Remove the grip rails
	<b>Plumber</b>
	Provide new white close coupled dual flush toilet suite
	Provide new taps, spout and white basin to the vanity



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