

16G GEORGE STREET MIDLAND	
RETAIN 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	
FRONT AND REAR YARDS	
Garden Maintenance + Paver	
	Remove the trees (including stump grinding) and stumps as per the drawing
	Make good and service the clothes hoist
	Remove all fencing where required to provide new fencing
	Clear the site and verge as specified
	Provide 900mm wide concrete paths and other paving as indicated
Fencer	
	Provide new Colorbond letterbox with number.
	Provide new fencing and straighten existing fencing as per the drawings
	Make good existing metal gates
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	
	Check and make good or replace all existing external lights.
	Provide a new vandal resistant 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	
	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.
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 to match other completed units

	INTERNAL GENERAL
	Maintenance
	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 or make good all missing and faulty door hardware to match existing
	Remove all curtains, blinds, other disused brackets/fixings and make good.
	Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave the skirting tiles in laundry and WC. Leave all 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
	Provide china hat shades and 60watt globes to all incandescent fittings
	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 all floor coverings and prepare floors ready for vinyl.
	Provide vinyl tiles to all rooms except those with ceramic tiled floors
	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
	Provide keys for existing window locks
	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
	ENTRY AND LOUNGE
	Maintenance
	Provide new approved leverset and matching separate double deadlock to the front door with matching separate double deadlock. Remove unused hardware and make good.

	Plumber
	Provide wall vent to comply with Alinta gas regulations.
	KITCHEN
	Plumber
	Reuse the sink and wall taps and provide new swivel spout
	Electrician
	Provide 1200mm long double 40 watt tube fluoro light with diffuser.
	Provide a new exhaust fan
	Cabinetmaker
	Replace existing bench tops.
	Provide new laminated doors, drawer fronts and drawers and fit new brushed aluminium/stainless steel C-pull-handles..
	Painter
	Paint externally exposed surfaces of cupboard carcasses to match the laminate
	Paint insides of cupboards white gloss enamel.
	Tiler
	Retile over benches and sink to underside cupboards
	LAUNDRY
	Maintenance
	Remove open shelving and bench
	Provide new separate deadlock and latchset, and Raven RP4 seal to back door
	Remove unused hardware and make good.
	Plumber
	Provide new washing machine tap handles to match trough taps
	Provide new 200mm swivel spout to trough.
	Cabinetmaker
	Provide a laminated Aquabar base shelf to the trough cabinet
	Provide a new 600mm wide broom cupboard located in the corner
	Painter
	Treat for rust and paint steel cabinet inside and out.
	Tiler
	Retile over trough
	WC
	Plumber
	Provide new white close coupled dual flush toilet suite
	BATHROOM
	Maintenance
	Move shaving cabinet 450mm to the right

