

<b>18A CHARLES STREET MIDLAND</b>
<b>RETAIN 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>
<b>EXTERNAL</b>
<b>FRONT AND REAR YARDS</b>
<b>Garden Maintenance + Paver</b>
Remove all fencing where required to provide new fencing
Provide new fold down clothes line
Clear the site and verge as specified
Remove the fence like structure between the 2 units out the front ready for the new fence
Relay the concrete squares in the rear yard only between the gate and the rear porch replacing broken slabs, and replace sleepers where indicated. The other slabs with brick pattern may remain
Remove pergola
Remove sleepers and lay and extra row of slabs to the fence
<b>Fencer</b>
Provide new Colorbond fence and gate as per the drawings
New 900 high colour bond dividing fence out eh front between the two units
<b>HOUSE</b>
<b>Maintenance</b>
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>
Check and make good or replace all existing external lights.
Provide a new vandal resistant light fitting on carport beam with external 2 way switch
<b>Plumber</b>
Provide stormwater drains to existing downpipes where missing, all connected into the stormwater mains.
<b>Roofer</b>
Ensure that party wall extends to underside of roof cover and provide fire blanket along top of wall to close off between roof and wall.
Ensure the roof is watertight and make good as specified to Units 18A and 18B
Pressure clean and paint the roof to Units 18A and 18B as specified- Colour TBA
Provide all new slotted gutters and downpipes all in Zinalume to Units 18A and 18B
Make good all downpipe connections to stormwater drains
<b>Brick Cleaner</b>
Clean all external surfaces of the house.
<b>Glazier</b>
Replace any broken/cracked/missing glass.
Replace all flywire.
<b>Painter</b>
Paint all paintable surfaces as per Schedule of External Colours to Units 18A and 18B

<b>INTERNAL GENERAL</b>
<b>Maintenance</b>
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove all cabinets, sanitary ware and plumbing fixtures in kitchen, laundry and bathroom
Strip off all wall tiles in kitchen, laundry, and bathroom and make good the walls ready for the tiler.
Leave all floor tiles
Make good wall and ceiling vents as specified
Provide white solid rubber buffers on the skirting behind all doors.
Refix loose mouldings and replace any badly damaged/missing mouldings
Ensure that all timber doors operate correctly.
Replace or make good all missing and faulty door hardware to match existing
Provide new doors to pantry and bathroom
Make good damaged ceilings and wall linings
<b>Plumber</b>
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
<b>Electrician</b>
Replace faulty, cracked, broken or missing light outlets and GPO's
Replace all switches and convert all single GPO into double outlets
Remove all tenant light fittings and ceiling fans and provide ceiling mounted batten holders with china hat shades and 60watt globes
Provide new smoke alarm
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>
Replace any damaged vinyl tiles to match existing as close as available, strip and seal all existing floors
Provide reducing strips at floor junctions where missing.
<b>Tiler</b>
Point up all bench top/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 door and 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>Insulation subcontractor</b>
Provide R2 insulation bats over all ceilings as specified
<b>ENTRY AND LOUNGE</b>
<b>Maintenance</b>

Provide new approved leverset and matching separate double deadlock and RP4 seal to the front door with matching separate double deadlock. Remove unused hardware and make good.
<b>Plumber</b>
Provide new gas bayonet to replace existing
<b>Electrician</b>
Remove the wall heater
<b>KITCHEN</b>
<b>Plumber</b>
Provide a new 1350mm single bowl inset sink and new wall mounted swivel spout and taps
<b>Electrician</b>
Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide new ceiling exhaust fan over the stove
Provide new double GPO above bench to RHS of stove
<b>Cabinetmaker</b>
Replace the kitchen cupboards in a similar configuration to the existing layout but with 600mm wide benches. Provide new china cabinet stopping 100mm short of the stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..
NOTE All tops to have post formed edges
<b>Tiler</b>
Retile over benches and sink to underside cupboards
<b>LAUNDRY</b>
<b>Maintenance</b>
Provide new solid core back door with separate deadlock and latchset, and Raven RP4 seal
<b>Plumber</b>
Provide new washing machine tap handles, 200mm swivel spout and taps to trough.
Provide a new approved 45l trough in steel cabinet
<b>Tiler</b>
Retile over trough
Patch floor tiles where trough replaced matching as best as available
<b>BATHROOM</b>
<b>Maintenance</b>
Provide new 1200mm towel rail
Remove and refix grip rails in shower
Remove the shaving cabinet
Remove all of the tile through out bath room
<b>Plumber</b>
Provide new white close coupled dual flush toilet suite
Provide new taps, spout and white basin to the vanity
Provide new multi-directional shower rose and taps

<b>Electrician</b>
Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.
Provide a new GPO on wall next to the vanity
<b>Cabinetmaker</b>
Provide new 850mm long vanity unit to detail
<b>Glazier</b>
Replace the glass in the screen with clear glass
Provide a new 800 wide x 800mm high mirror on the wall on RHS of vanity
<b>Tiler</b>
Waterproof the walls and floor in the shower and retile over the full extent of the existing tiling and skirting all round. Provide soap dish
Tile 2c over vanity top
Retile floor and skirting all round
<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>
Colour Scheme BEIGE – Refer attached schedule
NOTE Ensure schedules are titled specifically for this project