

1A 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

EXTERNAL

FRONT AND REAR YARDS

Garden Maintenance + Paver

Remove the trees (including stump grinding) and stumps as per the drawing
Provide new fold down clothes hoist
Remove all fencing where required to provide new fencing
Clear the site and verge as specified
Provide 900mm wide paved paths and other paving as indicated using Midland Landscape

Fencer

Provide new Colorbond letterbox with number.
Make good and paint existing metal gates at rear of carport
Provide new 900mm wide metal gate at front yard as specified and as per the drawings

HOUSE

Maintenance

Remove any street numbers and unused brackets/fixings off the building and make good.
Refix any loose mouldings and replace rotten barge and mouldings.

Plasterer

Render over all external facebrick with cream render as specified

Electrician

Check and make good or replace all existing external lights.

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 and paint the roof as specified- Colour As per schedules
Clean out all gutters and downpipes and make good as specified.
Provide all new Zinalume gutters along half of the rear and to dining porch roof.
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.
Re-putty timber windows where putty is missing or cracked and loose.

Painter

Paint all paintable surfaces as per Schedule of External Colours
The new render on the external walls is not to be painted

INTERNAL GENERAL

Maintenance

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings including grip rails
Remove kitchen wall as indicated on the drawing

Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom including bath hob wall.

Strip off all wall tiles in kitchen, bathroom, and laundry 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 windows and doors operate correctly.

Replace or make good all missing and faulty door hardware to match existing

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

Electrician

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 provide ceiling mounted batten holders with china hat shades and 60watt globes

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 new 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

Insulation subcontractor

Provide R2 insulation bats over all ceilings as specified

ENTRY AND LOUNGE

Maintenance

Replace front door with external quality door with new approved leverset and matching separate deadlock.

Plumber

Refix existing gas bayonet.
Provide wall vent to comply with Alinta gas regulations.

KITCHEN**Plumber**

Provide a new 1350mm single bowl inset sink and wall mounted swivel spout and taps

Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Clean and check existing exhaust fan
Provide new electrical outlets as per the sketch

Cabinetmaker

Provide new kitchen cupboards as per the drawings Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..
NOTE All tops to have post formed edges

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.

Cabinetmaker

Provide a new 600mm wide broom cupboard located in the corner

Plumber

Provide new washing machine tap handles to match trough taps
Provide new 200mm swivel spout and taps to trough.
Provide a new approved 45l trough in steel cabinet

Tiler

Retile over trough and skirting
Patch floor tiles where trough is replaced matching as best as available

WC**Maintenance**

Refix 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**Maintenance**

Remove shaving cabinet
Remove all the wall tiling and the bath up-stand allow to make changes to the bath up-stand if required

Plumber

Provide new taps, spout and white basin to the vanity
Provide new multi-directional shower rose
Remove the existing lever taps and store as they are to be re fitted at the second fit stage
Provide new bath

Electrician

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

Cabinetmaker

Provide new 850mm long vanity unit to detail

Glazier

Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end. Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling
Provide a new 690 wide x 800mm high mirror on the wall over the vanity

Tiler

Waterproof walls to comply with the BCA and retile over the full extent of the bath to 1950mm including bath upstand end shelf and skirting all round. Provide soap dish
Tile 2c over vanity top and skirting all round
Seal between bath and walls, and over vanity

SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Refer attached schedule

NOTE Ensure schedules are titled specifically for this project