

23 GARTRELL 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 “.21-23 Gartrell Street General External”
FRONT AND REAR YARDS	
Garden Maintenance + Paver	
	Make good and service the clothes hoist
Plasterer	
	Apply a sand render as per the drawings. Provide protective tape as specified
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 posts and roof framing etc 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.
Roofer	
	Provide new gable tiling and roof plumbing
	Ensure the roof is watertight and make good as specified
	Pressure clean and paint the roof as specified- Colour TBA
	Clean out all gutters and make good as specified.
	Remove and refix or renew downpipes after render is complete
	Make good all downpipe connections to stormwater drains
Brick Cleaner	
	Clean all external surfaces of the house. Note: facebrick will be rendered and painted
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 all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
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.
Remove wall between kitchen and dining as per the sketch
Make good damaged ceilings and wall linings
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
Provide new doors to Bedrooms 1 and 2
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
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
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 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
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
	Refix existing gas bayonet.
	Provide wall vent to comply with Alinta gas regulations.
	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
	Remove the existing ceiling fan
	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 separate deadlock and latchset, and Raven RP4 seal to back door
	Remove unused hardware and make good.
	Plumber
	Provide new washing machine taps and taps and swivel spout to trough
	Provide a new 45l steel cabinet trough
	Tiler
	Retile over trough and bench to 600mm
	Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting
	Painter
	Treat for rust and paint the overhead cabinet white inside and outside
	WC
	Maintenance
	Provide new white Caroma Bathmates 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
	Provide new 1200mm towel rail

	Plumber
	Provide new taps, spout and white basin to the vanity
	Provide new multi-directional shower rose and taps, bath taps and spout
	Provide a new white shower bath
	Electrician
	Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on same switch.
	Provide a new GPO on wall next to the vanity
	Cabinetmaker
	Provide new 900mm 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.
	Provide a new 900 wide x 900mm high mirror on the wall over the vanity
	Tiler
	Seal between bath and walls, waterproof walls to comply with the BCA and retile over the full extent of the bath to 1950mm including bath upstand end shelf. Provide soap dish
	Tile 1c over vanity top
	Retile floor and skirting all round
	SCHEDULE OF INTERIOR COLOURS AND MATERIALS
	Colour Scheme TEAL – Refer attached schedule
	NOTE Ensure schedules are titled specifically for this project