

23E MARGARET 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 "23 Margaret Street General External"	
FRONT AND REAR YARDS		
Garden Maintenance + Paver		
	Make good and service the clothes hoist	
	Build piers and brickwork as per the drawings	
Plasterer		
	Apply a sand render to all existing facebrick and new brickwork	
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 roof framing and linings for new gable and carport 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 and carport tiling and roof plumbing	
	Ensure the roof is watertight and make good as specified	
	Pressure clean and paint the roof as specified- Colour TBA	
	Provide all new slotted gutters and downpipes all in Zincolume.	
	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.	
	Replace glass to front door sidelight with white roughcast	
Painter		
	Paint all paintable surfaces including render as per Schedule of External Colours	
INTERNAL GENERAL		

	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.	
	Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave all floor tiles.	
	Increase opening between lounge and dining by removing 1.0m of wall on front door side	
	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 2 bedrooms and bathroom	
	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.	
	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	
	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	
	Provide window locks to all opening sashes	
	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	
	Provide wall and ceiling vent to comply with Alinta gas regulations.	
	Electrician	
	Remove fan and relocate batten holder to centre of room.	
	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	
	Carry out all work to suit new layout	
	Provide new washing machine taps and lever mixer tap to trough	
	Provide a new 45l inset trough	
	Cabinetmaker	
	Provide new cupboards as per the attached drawing fitted with brushed aluminium/stainless steel C-pull-handles..	
	Tiler	
	Retile over trough and bench to 600mm	
	Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting	
	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	

