

24A HAMERSLEY 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	
Make good and service and relocate the clothes hoist	
Remove all fencing where required to provide new fencing	
Clear the site and verge as specified	
Remove the concrete paths as indicated	
Provide 900mm wide paved paths and other paving as indicated using Midland Landscape	
Provide two new panels in the existing driveway in concrete slab as specified	
Fencer	
Provide new Colorbond letterbox with number.	
Provide new fencing and metal gate 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.	
Electrician	
Check and make good <u>or</u> 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.	
Roofer	
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 downpipes and make good as specified.	
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 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 in kitchen and bathroom and the laundry trough.	
Strip off all wall tiles in kitchen and bathroom and make good the walls ready for the tiler. Leave the skirting tiles in laundry and WC. Leave all floor tiles.	
Make good wall and ceiling vents as specified	
Provide white 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	
Provide new door to bedroom 1	
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 replace with 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 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 double deadlock.	
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 reuse the existing spout and taps	
Electrician	
Check the existing exhaust fan	
Cabinetmaker	
Replace the kitchen cupboards in a similar configuration to the existing layout and include a 450mm wide pantry cupboard. Note: china cabinets shall stop 100mm short of the stove. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..	
Tiler	
Retile over benches and sink to underside cupboards	
LAUNDRY	
Cabinetmaker	
Provide a new 600mm wide broom cupboard located in the corner	
Plumber	
Reuse washing machine taps and trough taps + spout	
Provide a new approved 45l trough in steel cabinet	
Tiler	
Make good floor where trough cabinet was replaced	
Retain the other existing floor tiles	
WC	
Tiler	
Retain the existing floor tiles and skirting	
Plumber	
Provide new white close coupled dual flush toilet suite	
BATHROOM	
Maintenance	
Provide new 750mm towel rail over end of bath at window end	
Bath Coater	
Recoat the bath with Mend-a-bath or equal. Colour White	
Plumber	

