

UNIT 1, 59 JOHN 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

Provide new extendable clothes line
Remove the paving at the dining door and reuse it to pave elsewhere
Provide paving as indicated – match as best possible
Relay loose capping bricks to screen wall next to gate

Fencer

Provide new metal gate to the courtyard 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.

Electrician

Replace all existing external lights with vandal resistant fittings
Provide a new vandal resistant light fitting on carport ceiling 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 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
Pressure clean and paint the roof as specified - Colour TBA
Provide all new slotted gutters and downpipes all in Colorbond.
Make good fascias and 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.

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.
Strip off all wall tiles in kitchen and bathroom (except bath hob wall) and make good the walls ready for the tiler. Leave all other 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
Provide new doors to bedroom 3, bathroom and RHS robe door in bedroom 2
Make good damaged ceilings and wall linings

Plumber

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

Replace all cracked or damaged vinyl floor tiles. Strip and seal all vinyl floor tiles

Tiler

Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.
Coat all existing ceramic floor tiles with anti-slip treatment

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

Insulation subcontractor

Provide R3 insulation bats over all ceilings as specified

ENTRY AND LOUNGE

Maintenance

To the existing front door provide a new approved lever latchset and matching separate deadlock with internal snib. Remove unused hardware and make good.

Plumber

Have a licensed gas plumber run in a new gas line from the meter and install a gas bayonet in the living room. Consult superintendent for location
Provide wall and ceiling vent to comply with Alinta gas regulations.

KITCHEN

Plumber

Refit existing taps after new kitchen is installed

Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide new ceiling exhaust fan over the stove

Cabinetmaker

Replace the kitchen cupboards in a similar configuration to the existing layout and include a china cabinet extending over the oven cabinet and fridge recess. Fit all doors and drawers with brushed aluminium/stainless steel C-pull-handles..

NOTE All tops to have post formed edges

Refit existing sink after new kitchen is installed

Tiler

Retile over benches and sink to underside cupboards

LAUNDRY

Maintenance

Provide new magnetic catch and handle to trough cabinet

Plumber

Service all taps

WC

Maintenance

Provide new paper holder

Plumber

Check and service cistern

BATHROOM

Maintenance

Provide two new 900mm towel rails

Plumber

Provide new spout for the basin and service all the taps

Replace tap handles so that they all match

Electrician

Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.

Clean and check existing exhaust fan

Provide a new GPO on wall next to the vanity

Cabinetmaker

Provide new vanity in similar configuration to existing but 200mm shorter on the shower side (the shower is to be made 100mm wider so the new vanity will stop 100mm short of the new shower hob)

Refit the existing basin into the new vanity

Glazier

Replace the glass in the screen with obscure glass. Provide new shower curtain rail.

Provide a new 800 wide x 800mm high mirror on the wall over the vanity

Tiler

Rebuild the shower hob to widen the shower by 100mm on both lengths of the hob (refer cabinetmaker above) Lay the new hob over the existing tiles after roughening below and remove the section of the existing vanity plinth between the vanity and the hob. Patch as required

Waterproof the walls and floor in the shower and retile over the full extent of the existing tiling and new hob. Provide soap dish and floor waste

Seal between bath and walls, waterproof walls to comply with the BCA and retile over the full extent of the bath to line with the tiles over the vanity. Provide soap dish

Tile 2c over vanity top