

## **UNIT 2, 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**

Make good and service the clothes line  
Clear the gardens and yards as specified  
Provide paving as indicated using the pavers from Unit courtyard  
Relay uneven paving at the laundry door and below the clothes hoist  
Relay missing capping bricks to screen wall next to carport

##### **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  
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

**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

**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**

Replace front door with an external quality door and an approved lever latchset and matching separate deadlock with internal snib.

**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****Electrician**

Provide 1200mm long double 40 watt tube fluoro light with diffuser.

Provide new ceiling exhaust fan over the stove

**Cabinetmaker**

Re-edge all shelving and doors where edging is loose or missing

Provide new drawers on new runners

Adjust all doors and replace faulty hinges

Relaminate toe board

**LAUNDRY****Maintenance**

Provide new magnetic catch to trough cabinet

## **WC**

### **Plumber**

Check and service the cistern

## **SECOND BATHROOM**

### **Maintenance**

Provide new 1200mm towel rail

### **Plumber**

Check and service all taps

Provide new bath spout

Replace tap handles so that they all match

### **Electrician**

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

### **Cabinetmaker**

Re-edge all shelving and doors where edging is loose or missing

Adjust all doors and replace faulty hinges

## **BEDROOM 1**

### **Cabinetmaker**

Re-edge the robe shelving

## **ENSUITE BATHROOM**

### **Maintenance**

Provide new 1200mm towel rail and WC paper holder

### **Cabinetmaker**

Re-edge all shelving and doors where edging is loose or missing

Adjust all doors and replace faulty hinges

### **Plasterer**

Strip and replaster drummy areas of wall

### **Plumber**

Provide new multi-directional shower rose

Check and service the WC cistern and all taps

### **Electrician**

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

### **Glazier**

Replace the glass in the screen with clear glass and straighten the curtain rod