

UNIT 3, 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

Relay and provide new paving where indicated. Match existing as best as possible

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.

Fencer

Move existing metal gate and realign fence as per the drawings

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.

Provide plastic grate to existing gully at laundry door

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.

Provide 2 new additional downpipes to the carport as indicated on the site plan

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

Strip off all wall tiles over the bath only and make good the walls ready for the tiler.

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

Provide keys for existing window locks and new locks where there are none

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**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**Cabinetmaker**

Provide a new 450mm wide broom cupboard located in the corner on LHS

Electrician

Move GPO to facilitate broom cupboard

Plumber

Provide new cover button to washing machine tap handle
Provide new 200mm swivel spout and taps to trough.

WC**Plumber**

Check and service cistern

BATHROOM**Maintenance**

Provide new 1200mm towel rail

Plumber

Check and service all taps
Provide new bath and basin spouts
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

Glazier

Replace the glass in the screen with clear glass

Tiler

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