

65C EWART 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 "65 Ewart Street General External"	
FRONT AND REAR YARDS	
Garden Maintenance + Paver	
Make good and service the clothes hoist	
Plasterer	
Apply a sand render to all external facebrick except sloping sill tiles. Provide protective tape and batten gables as specified.	
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 etc for new gable as indicated. Leave existing exposed rafters to porches and build new gable up off existing.	
Electrician	
Replace all existing external lights at front, rear and laundry doors, and carport with plastic bunker style fittings.	
Plumber	
Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
Repair broken vent pipe in carport	
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.	
Provide new gable tiling and roof plumbing to match existing	
Ensure the roof is watertight and make good as specified	
Pressure clean the roof as specified	
Provide new guttering to the roof outside the lounge sliding door	
Remove 50 dia downpipe and replace with conventional downpipe	
Clean out all other gutters and make good as specified.	
Remove and refix or renew downpipes after render is complete	
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.	

Re-putty timber windows where putty is missing or cracked and loose.	
Replace glass to front door sidelight with white roughcast	
Provide new awning sash to rear bedroom	
Painter	
Patch and paint front concrete porch with Berger Jet Dry - Colour Terracotta low sheen	
Paint all paintable surfaces including facebrick and render 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, sanitaryware and plumbing fixtures in kitchen, laundry, WC and bathroom including bath hob wall.	
Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave all floor tiles.	
Remove wall between kitchen and dining as per the sketch	
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 door bedroom	
Replace the linen shelves with white melamine shelves	
Remove the ceiling vents in the bedrooms and make good the ceiling	
Plumber	
Have a licensed gas plumber test and check the existing gas plumbing work as specified and sign the attached statutory declaration	
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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 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	
Painter	
Remove all wallpaper, curtains, blinds, other disused brackets/fixings and make good.	
Make good and paint the entire interior including the linen shelving 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.	
Render or dry line the facebrick wall	
Plumber	
Provide wall and ceiling vent to comply with Alinta gas regulations.	
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 exhaust 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. NOTE All tops to have post formed edges	
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	
Remove the hot water unit and all exposed pipes and make good	
Provide all plumbing to relocate HWU externally – supply and fitoff by others	
Provide a new 45l steel cabinet trough	
Provide new washing machine taps and taps and swivel spout to trough	
Tiler	
Retile over trough to 600mm	

