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| 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 | |
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| EXTERNAL | |
| FRONT AND REAR YARDS | |
| | |
| Garden Maintenance + Paver | |
| Remove the trees (including stump grinding) and stumps as per the drawing | |
| Remove the shed in the front garden | |
| Provide new fold down clothes hoist | |
| Remove all fencing where required to provide new fencing | |
| Clear the site and verge as specified | |
| Provide new concrete paving as specified where indicated | |
| | |
| Fencer | |
| Provide new Colorbond letterbox with number. | |
| Provide new fencing as per the drawings | |
| Provide new metal gates 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 barges and mouldings. | |
| | |
| Electrician | |
| Check and make good or replace all existing external lights. | |
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| 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 | |
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| Brick Cleaner | |
| Clean all external surfaces of the house. | |
| | |
| Glazier | |
| Replace any broken/cracked/missing glass. | |
| Replace all flywire. | |
| Re-putty timber windows where putty is missing or cracked and loose. | |
| | |
| Painter | |
| Paint all paintable surfaces as per Schedule of External Colours | |
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| INTERNAL GENERAL | |
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| Maintenance | |
| Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings | |

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| Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, WC and bathroom including bath hob wall. Leave the washing machine taps, trough taps, kitchen taps and spout, laundry trough cabinet and store the shower screen for reuse | |
| Strip off all wall tiles in kitchen, bathroom and make good the walls ready for the tiler. Leave all floor tiles. Leave the skirting and wall tiles in laundry | |
| 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 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 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 | |
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| Telecommunications | |
| Ensure that there is at least one operational telephone outlet as specified | |
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| 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. | |
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| Tiler | |
| Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant. | |
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| 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 | |
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| Insulation subcontractor | |
| Check if existing blow in insulation has full coverage and report back to superintendent | |
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| ENTRY AND LOUNGE | |
| Maintenance | |
| Provide new approved leverset and matching separate double deadlock to the front door and the dining door both with matching separate double deadlock. Remove unused hardware and make good. | |
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| Plumber | |

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| Provide wall vent to comply with Alinta gas regulations. | |
| KITCHEN | |
| Plumber | |
| Provide a new 1350mm single bowl inset sink and reuse the spout and taps | |
| Electrician | |
| Provide 1200mm long double 40 watt tube fluoro light with diffuser. | |
| Provide new ceiling exhaust fan over the stove | |
| Move GPO to accommodate pantry cupboard | |
| Cabinetmaker | |
| Replace the kitchen cupboards in a similar configuration to the existing layout and include a 600mm wide pantry cupboard in the corner on RHS of window. China cabinets shall stop 100mm short of the stove. Fit all doors and drawers 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. | |
| Cabinetmaker | |
| Provide a new 600mm wide broom cupboard located in the corner | |
| Provide a laminated Aquabar base shelf to the trough cabinet | |
| Plumber | |
| Provide new 200mm swivel spout to trough. | |
| Painter | |
| Treat for rust and paint steel cabinet inside and out. | |
| Tiler | |
| Replace any loose skirting tiles | |
| WC | |
| Maintenance | |
| Remove grip rails and refix paper holder | |
| Plumber | |
| Provide new white close coupled dual flush toilet suite | |
| Tiler | |
| Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting | |
| BATHROOM | |
| Plumber | |
| Provide new taps, spout and white basin to the vanity | |

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| Provide new multi-directional shower rose and taps, bath taps and spout, basin taps and spout | |
| Provide new shower bath | |
| Electrician | |
| Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch. | |
| Cabinetmaker | |
| Provide new 800mm long vanity unit to detail | |
| Glazier | |
| Reuse existing shower screen and curtain rod | |
| Provide a new 690 wide x 800mm high mirror on the wall over the vanity | |
| Tiler | |
| Seal between bath and walls, waterproof walls to comply with the BCA and retile over the full extent of the bath to 1950mm including bath upstand end shelf and skirting all round. Provide soap dish | |
| Tile 2c over vanity top | |
| Retile floor | |
| SCHEDULE OF INTERIOR COLOURS AND MATERIALS | |
| Colour Scheme Khaki – Refer attached schedule | |
| NOTE Ensure schedules are titled specifically for this project | |
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