

<b>76A FERGUSSON STREET MIDLAND</b>	
<b>SALE PROPERTY</b>	
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	
<b>SCHEDULE OF WORK</b>	
All trades shall ensure that all work complies with strata titling requirements.	
<b>EXTERNAL GENERAL</b>	
Refer to "76 Ferguson Street General External"	
<b>FRONT AND REAR YARDS</b>	
<b>Garden Maintenance + Paver</b>	
Provide new Fold down clothes hoist	
<b>Plasterer</b>	
Apply a sand render as per the drawings. Provide protective tape as specified	
<b>HOUSE</b>	
<b>Maintenance</b>	
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	
Remove and refix scotia below eaves to allow for render	
<b>Electrician</b>	
Replace all existing external lights at front, rear and laundry doors with plastic bunker style fittings.	
Provide a new bunker light fitting on carport wall with external 2 way switch	
<b>Plumber</b>	
Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
<b>Roofer</b>	
Provide new gable tiling and roof plumbing	
Ensure the roof is watertight and make good as specified	
Pressure clean the roof as specified	
Provide all new slotted gutters and downpipes all in Zinalume.	
Make good all downpipe connections to stormwater drains	
<b>Brick Cleaner</b>	
Clean all external surfaces of the house. Note: facebrick will be rendered and painted	
<b>Glazier</b>	
Replace any broken/cracked/missing glass.	
Replace all flywire.	
Re-putty timber windows where putty is missing or cracked and loose.	
<b>Painter</b>	
Paint all paintable surfaces including facebrick and render as per Schedule of External Colours	

<b>INTERNAL GENERAL</b>	
<b>Maintenance</b>	
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	
<b>Plumber</b>	
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	
<b>Electrician</b>	
Replace all 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.	
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	
<b>Telecommunications</b>	
Ensure that there is at least one operational telephone outlet as specified	
<b>Flooring subcontractor</b>	
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.	
<b>Tiler</b>	
Point up all benchtop/tile junctions and around edges of sinks/basins/troughs/baths with matching siliconised acrylic sealant.	
<b>Glazier</b>	
Ensure that all windows and doors operate correctly.	
Replace missing or faulty door and window hardware	
Provide keys for existing window locks	
<b>Painter</b>	
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	
<b>Window treatment</b>	
Provide slim-line Venetian blinds to all windows except bathroom and WC	

<b>ENTRY AND LOUNGE/DINING</b>	
<b>Maintenance</b>	
Provide new Project Hardware Ashley PH137RR leverset to the front and rear doors with matching separate double deadlock. Remove unused hardware including door seal and make good.	
<b>Plumber</b>	
Provide wall vent to comply with Alinta gas regulations.	
<b>KITCHEN</b>	
<b>Plumber</b>	
Provide a new 1350mm bowl and a half inset sink and new single lever mixer sink mounted tap	
<b>Electrician</b>	
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	
<b>Cabinetmaker</b>	
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	
<b>Tiler</b>	
Retile over benches and sink to underside cupboards	
<b>LAUNDRY</b>	
<b>Maintenance</b>	
Provide new separate deadlock and latchset, and Raven RP4 seal to back door	
Remove unused hardware and make good.	
<b>Plumber</b>	
Provide new washing machine taps and taps and swivel spout to trough	
<b>Tiler</b>	
Retile over trough and bench to 600mm	
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting	
<b>Painter</b>	
Treat for rust and paint the trough cabinet white inside and outside	
<b>WC</b>	
<b>Maintenance</b>	
Provide new white Caroma Bathmates paper holder	
<b>Plumber</b>	
Provide new white close coupled dual flush toilet suite	
<b>Tiler</b>	
Prepare floor, provide new grate to floor waste, and tile the entire floor including skirting	
<b>BATHROOM</b>	


