

78 EWART 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
Refer to "General External Work to all Units"
EXTERNAL
FRONT AND REAR YARDS
Garden Maintenance + Paver
Make good and service the clothes hoist
Remove the small tree next to the laundry door
Trim dead fronds off all palms
Remove the brick BBQ
Relay the path out to the hoist replacing any damaged slabs
HOUSE
Maintenance
Make good door to electrical meter box.
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.
Provide a new vandal resistant light fitting on carport wall with external 2 way switch
Remove Foxtel dish and internal outlet
Plumber
Check the kitchen waste pipe for blockages and remove the illegal open waste pipe below the window.
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.
INTERNAL GENERAL
Maintenance
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove bathroom vanity and all cabinets in kitchen
Remove kitchen sink, taps and spout, laundry trough, taps and spout (reuse WM cocks), bath including bath wall (take care not to damage floor tiles) and reuse bath/shr taps and outlets. Leave WC cistern and pan
Strip off all wall tiles in kitchen, bathroom, and laundry and make good the walls ready for the tiler. Leave all floor tiles.
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
Provide new doors to hall, bathroom and WC
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
Telecommunications
Ensure that there is at least one operational telephone outlet as specified
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.
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 as per Schedule of Interior Colours
Insulation subcontractor
Provide R2 insulation bats over all ceilings as specified
ENTRY AND LOUNGE
Maintenance
Provide new approved leverset and matching separate double deadlock to the front door with matching separate double deadlock. Remove unused hardware and make good.
Plumber
Provide new gas bayonet.
KITCHEN
Plumber
Provide a new 1350mm single bowl inset sink and wall mounted swivel spout and taps
Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Clean and check existing exhaust
Cabinetmaker
Provide new kitchen cupboards as per attached drawing.
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 solid core back door with separate deadlock and latchset, and Raven RP4
Cabinetmaker
Provide a new 600mm wide broom cupboard located in the LHS corner
Plumber
Reuse washing machine taps
Provide new 200mm swivel spout and taps to trough.
Provide a new approved 45l trough in steel cabinet
Remove all pipes etc of old internal HWU
Tiler
Retile over trough and skirting
Patch floor tiles where trough replaced matching as best as available
WC
Plumber
Retain the toilet suite and provide new seat
BATHROOM
Maintenance
Provide new 600mm towel rail over the end of the bath. Leave existing rail as is
Plumber
Provide new taps, spout and white basin to the vanity
Reuse shower rose and taps, bath taps and spout
Provide new shower bath
Electrician
Provide an oyster style fluorescent fitting.
Clean and check existing exhaust fan
Cabinetmaker
Provide new 900mm long vanity unit to detail
Glazier
Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end.
Provide a new 900 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 if damaged by removal of bath
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SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Colour Scheme SAND – Refer attached schedule
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NOTE Ensure schedules are titled specifically for this project
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