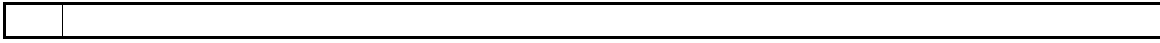
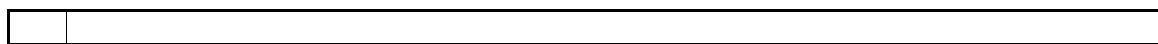


78B EWART STREET MIDLAND	
RETAIN PROPERTY	
	This schedule shall be read in conjunction with the Drawings, Specification and Addenda.
	Not every item indicated on the drawings is listed on this schedule
SCHEDULE OF WORK	
	Refer to "General External Work to all Units"
EXTERNAL	
FRONT AND REAR YARDS	
Garden Maintenance + Paver	
	Make good and service the clothes hoist
	Remove the large gum between house and clothes hoist (including the stump)
	Provide a 900 wide concrete path between the driveway gates and the hoist
	Remove the pergola and relay the concrete slabs replacing any damaged slabs
Fencer	
	Replace all cracked panels to the side and rear fences
	Make good the gates
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.
	Provide a new vandal resistant light fitting on carport wall with external 2 way switch
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 all sanitary fittings and tapware including bath wall (take care not to damage floor tiles). Remove internal HWU in laundry
	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
	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 including the facebrick wall in the lounge room
	Insulation subcontractor
	Provide R2 insulation bats over all ceilings as specified
	ENTRY AND LOUNGE
	Maintenance
	Provide new solid front door with approved leverset and matching separate double deadlock with matching separate double deadlock.
	Plumber
	Remove heater and 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.
	Provide new exhaust fan



	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
	Electrician
	Move GPO to allow for new broom cupboard (refer above).
	Plumber
	Provide new washing machine taps, 200mm swivel spout and taps to trough.
	Provide a new approved 45l trough in steel cabinet
	Remove all pipes etc of old internal HWU and provide all plumbing for an external gas HWU – fit off by others
	Tiler
	Retile over trough and skirting
	Patch floor tiles where trough replaced matching as best as available
	WC
	Maintenance
	Provide new chrome WC paper holder
	Plumber
	Provide new white toilet suite
	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 and new shower rose and taps, bath taps and spout
	Provide new shower bath
	Electrician
	Provide an oyster style fluorescent fitting.
	Provide new exhaust fan on a separate switch
	Cabinetmaker
	Provide new 850mm 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 850 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
	SCHEDULE OF INTERIOR COLOURS AND MATERIALS
	Colour Scheme SAND – Refer attached schedule
	NOTE Ensure schedules are titled specifically for this project
	NOTE Ensure schedules are titled specifically for this project

