

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>FRONT AND REAR YARDS</b>	
<b>Garden Maintenance + Paver</b>	
Remove the trees (including stump grinding) and stumps as per the drawing.	
Make good and service the clothes hoist	
Clear the site as specified	
Provide 900mm wide paved paths and other paving as indicated using Midland Landscape	
<b>Fencer</b>	
Make good the letterbox – refix to posts.	
Make good gates at rear of carport	
Provide new fencing as per the drawings	
<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.	
<b>Electrician</b>	
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	
<b>Plumber</b>	
Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.	
Collect and install a HWU as specified	
<b>Roofer</b>	
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	
<b>Brick Cleaner</b>	
Clean all external surfaces of the house.	
<b>Glazier</b>	
Replace any broken/cracked/missing glass.	
Replace all flywire.	
Make good / provide new barrier doors and flyscreen doors as specified.	
Re-putty timber windows where putty is missing or cracked and loose.	
<b>Painter</b>	
Paint all paintable surfaces as per Schedule of External Colours	
<b>Insulation subcontractor</b>	

Provide R2.0 insulation bats over all ceilings as specified	
<b>Maintenance</b>	
Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings	
Remove all cabinets in kitchen and bathroom.	
Strip off all wall tiles in kitchen and bathroom, and make good the walls ready for the tiler. Leave the wall/skirting tiles in laundry and WC. Leave all floor tiles.	
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 or make good all missing and faulty door hardware to match existing	
Make good damaged ceilings and wall linings	
Provide new manhole cover	
<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 faulty, cracked, broken or missing light outlets and GPO's	
Remove the electrical connection to the stove	
Replace all switches and convert all single GPO into double outlets	
Remove all tenant light fittings and replace with ceiling mounted batten holders with 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	
<b>Telecommunications</b>	
Ensure that there is at least one operational telephone outlet as specified	
<b>Flooring subcontractor</b>	
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.	
<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	
<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>ENTRY AND LOUNGE</b>	
<b>Maintenance</b>	
Replace front door with external quality door with new approved leverset and matching separate double deadlock.	

<b>Plumber</b>	
Refix the gas bayonet.	
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 - reuse spout and taps	
Provide gas supply to the stove and connect the stove – service and clean by others	
<b>Electrician</b>	
Provide new ceiling fan over the stove	
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..	
<b>Tiler</b>	
Retile over benches and sink to underside cupboards	
<b>LAUNDRY</b>	
<b>Maintenance</b>	
Provide new separate deadlock and latchset to back door	
Remove unused hardware and make good.	
<b>Plumber</b>	
Replace tap handles so that they all match	
Provide new 200mm swivel spout s to trough.	
<b>Painter</b>	
Treat for rust and paint steel cabinet inside and out.	
Paint cupboard shelving and walls	
<b>WC</b>	
<b>Plumber</b>	
Provide new matching plastic low level dual-flush cistern with seat and flap	
<b>BATHROOM</b>	
<b>Bath Coater</b>	
Recoat the bath with Mend-a-bath or equal. Colour White	
<b>Plumber</b>	
Provide new taps, spout and white basin to the vanity	
Provide new multi-directional shower rose and taps, bath taps and spout	
<b>Electrician</b>	
Provide a new exhaust fan	
Provide a new GPO on wall next to the vanity	
<b>Cabinetmaker</b>	
Provide new 900mm long vanity unit to detail	
<b>Glazier</b>	

Provide new 450mm wide shower screen with curtain rod on the edge of the bath at the tap end. Return rod into side wall 300mm short of the vanity and provide dropper support off the ceiling	
<b>Tiler</b>	
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	
<b>Painter</b>	
Paint shaving cabinet inside and out after treating for rust	
<b>SCHEDULE OF INTERIOR COLOURS AND MATERIALS</b>	
Colour Scheme SAND – Refer attached schedule	
NOTE Ensure schedules are titled specifically for this project	