

18B CHARLES 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
Some of the external work will overlap with the scopes for 18A

SCHEDULE OF WORK

EXTERNAL

FRONT AND REAR YARDS

Garden Maintenance + Paver

Remove the trees (including stump grinding) and stumps as per the drawing
Provide new fold down clothes hoist
Remove all fencing where required to provide new fencing
Clear the site and verge as specified
Remove excess paving slabs and relay slabs as indicated
Provide 1200mm wide paved concrete paths as indicated
Provide new driveway and crossover in concrete slab as specified
Any concrete slabs that are no longer needed are to be stacked neatly out the back near the shed

Fencer

Provide new Colorbond letterbox with number fixed to existing post.
Provide new fencing and straighten existing fencing as per the drawings
Provide new metal gate as specified and as per the drawings

Carport subcontractor

Provide new freestanding Colorbond carport as specified and per the site plan. Colour: TBA

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.
Provide new cover panel for the air conditioning hole in 6mm fibro sheet

Electrician

Check and make good or replace all existing external lights.
Provide a new vandal resistant light fitting on carport beam with external 2 way switch

Plumber

Provide stormwater drains to all new downpipes and to existing downpipes where missing, all connected into the stormwater mains.

Roofer

Ensure that party wall extends to underside of roof cover and provide fire blanket along top of wall to close off between roof and wall.
Ensure the roof is watertight and make good as specified
Pressure clean and paint the roof as specified- Colour TBA
Provide all new slotted gutters and downpipes all in Zinalume.
Make good all downpipe connections to stormwater drains

Brick Cleaner

Clean all external surfaces of the house.

Glazier

Replace any broken/cracked/missing glass.
Replace all flywire.
Glaze lounge room window where air conditioner was removed

Painter

Paint all paintable surfaces as per Schedule of External Colours

INTERNAL GENERAL

Maintenance

Remove all rubbish, posters, etc and all curtains, blinds, other disused brackets/fixings
Remove all cabinets, sanitaryware and plumbing fixtures in kitchen, laundry, and bathroom
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
All ceilings must be suitable to withstand the added weight of insulation

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

Remove bar heater and stove including all wiring
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 (including fluorescents in lounge) 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 carpet and vinyl.
Provide vinyl tiles to kitchen and direct stick carpet to living room, passage and bedroom
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 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.
Provide cover panel for the air conditioning hole in 6mm fibro sheet with timber edge beading

Plumber

Provide wall and ceiling vent to comply with Alinta gas regulations.

KITCHEN

Plumber

Provide a new 1350mm single bowl inset sink and wall mounted swivel spout and taps
Provide gas line for the stove – to be installed by others

Electrician

Provide 1200mm long double 40 watt tube fluoro light with diffuser.
Provide new ceiling exhaust fan over the stove
Provide new electrical outlet on RHS of stove

Cabinetmaker

Replace the kitchen cupboards in a similar configuration to the existing layout but with 600mm wide benches. Seryery carcass to be 450mm deep with the top hanging over towards the living room Note: 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

Check condition of back door - allow to replace and provide a credit if not required
Provide new separate deadlock and latchset, and Raven RP4 seal to back door
Remove unused hardware and make good.

Plumber

Provide new 200mm swivel spout and taps to trough.
Provide a new approved 45l trough in steel cabinet

Tiler

Retile over trough and skirting
Patch floor tiles where trough replaced matching as best as available

BATHROOM

Maintenance

Provide new 1200mm towel rail
Remove and refix grip rails
Remove the wall, skirting and hob tiles

Plumber

Provide new white close coupled dual flush toilet suite
Provide new taps, spout and white basin to the vanity
Provide new multi-directional shower rose and taps

Electrician

Provide an oyster style fluorescent fitting and a 250mm ceiling exhaust fan on separate switch.
Provide a new GPO on wall next to the vanity

Cabinetmaker

Provide new 900mm long vanity unit to detail

Glazier

Provide new shower curtain rail. Replace the shower screen.
Provide a new 690 wide x 800mm high mirror on the wall over the vanity

Tiler

Waterproof the walls and floor in the shower and retile full extent of the existing tiling and skirting

Provide soap dish

Tile 2c over vanity top

Only tile the floor in the shower area

SCHEDULE OF INTERIOR COLOURS AND MATERIALS

Colour Scheme SAND – Refer attached schedule

NOTE Ensure schedules are titled specifically for this project