



Standard Inclusion's List June 2015

PRELIMINARIES

- Plans designed to N3 wind category
- Structural engineering design
- Soil Test
- Hydraulic design
- Statutory Fees
- Construction Insurance

EXTERNAL CONCRETING

- Allowance for driveway and path to entry, plain concrete with broomed finish
- Patio and Verandah slab as per plan. Plain concrete with broomed finish

WALL FRAMING

- H2 termite treated blue pine wall frames

ROOF FRAMING

- H2 termite treated blue pine trusses

ROOFING

- Bluescope Colorbond corrugated roof, fascia and hi-front 125mm quad gutter
- 40mm metal roof battens
- 60mm bonded blanket insulation

WINDOWS AND SCREENS

- Powder coated aluminium windows and doors with clear glass
- Insect screens to windows and sliding glass doors

ENTRY DOORS AND LOCKS

- Allowance for Hume "Newington" painted finish with Translucent Glass
- Lockwood keyless 001 touch series door furniture
- Satin chrome finish entry lock

BRICKWORK

- Allowance for Boral "Horizon" range single height bricks
- Off white mortar

EXTERNAL LININGS

- 4.5mm FC dura-sheet to patio ceiling and soffits with pvc joint moulds

PLASTERING AND INTERNAL LININGS

- 10mm plasterboard to walls and ceilings
- 6mm fibre cement villa board to wet area walls
- External corners to be square
- Standard 75mm coved cornice

TIMBER JOINERY

- 42mm x 11mm pine splayed architrave
- 67mm x 11mm pine splayed skirting
- Pine door jambs

INTERNAL DOORS AND DOOR FURNITURE

- Hume Hag 9 'Accent' internal doors
- Lockwood Velocity Lever series door furniture

CABINETMAKER

- Kitchen as per plan (laminated finish)
- Bathroom and ensuite vanities as per plan (laminated finish)
- Laundry cupboard as per plan (laminated finish)

BUILT IN CUPBOARDS

- Linen Cupboards 4 shelves (16mm MDF painted)
- Bedroom Robes 1 hanging shelf and 1 bank of 3 shelves (16mm MDF painted)
- Main bed robe hanging shelf and 2 banks of 3 shelves (16mm MDF painted)

PLUMBING FIXTURES

- KITCHEN SINK:
Nugleam 'Squareline' 1080mm
SS 1 3/4 bowl single drainer
- VANITY BASIN:
Arto 9048B inset
- LAUNDRY TUB:
Nugleam Supreme SS 45L inset bowl
- BATH TUB:
1500mm Caroma 'Maxton' acrylic
- TAPWARE:
Ram 'Ridge' mixers (chrome)
- TOILET SUITES:
Stylus "Venecia" full ceramic suites
- HOT WATER:
315L Rheem Electric hot water system
- TOWEL RAILS AND TOILET ROLL HOLDER:
Allowance \$240.00





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PLUMBING

Includes plumbing and drainage

ELECTRICAL

- Allowance of \$2,000.00 for Light fittings
 - (35) Light points
 - (2) 2 way switches
 - (6) Standard 3 blade S/S Fans
 - (1) Exhaust fan/lights to WC
 - (2) 3 in 1 IXL to ensuite & bathroom
 - (3) TV points and antenna
 - (2) Phone points
 - (2) Smoke alarms interconnected
 - (5) Single general power outlets (for dishwasher/microwave/panelift door rangehood and fridge)
 - (24) Double general power outlets
 - (2) Single weather proof GPO

KITCHEN APPLIANCES

- CHEF fan force electric underbench oven EOC627S
- CHEF ceramic cook top EHC647UC
- CHEF slide out range hood RRE634S
- DISHLEX dishwasher DSF6205S

TILING

- Tiling to laundry, bathroom, ensuite, WC's, kitchen and main floor areas
- Shower base and splash back. Shower tiles to 1900mm high
- Tile cost allowance
 - : Walls \$33.00/m²
 - : Floors \$30.00/m²

PAINTING

- Internal and external professional finish

SHOWER SCREENS ROBES, MIRRORS

- Shower Screens: Frameless clear laminate glass. No door
- Robes: Sliding standard powder coated aluminium framed with vinyl infill panels
- Mirrors to vanities standard powder coated aluminium frame

FLOOR COVERINGS

- Carpets to Bedrooms
Allowance of \$170/lineal metre

TERMITE PREVENTION

- Kordon to penetrations and perimeter

CLEANING

- Site to be cleaned upon completion
- House to be cleaned internally upon completion

