



## Inclusion's List May 2011

### Preliminaries

#### The Builder completes the following items

- Plans designed to N3 wind category
- Structural engineer design
- Soil Test
- Water tank and stormwater design
- Hydraulics design
- Statutory Fees
- Construction Insurance

### Site work

#### The Owner completes the following items

- Site to be cleared of debris and trees
- Site survey

#### The Builder completes the following items

- Levelled pad for building

### Main Slab

- Based on an "M" site classification

### External Concreting

- 80m<sup>2</sup> of driveway and path to entry slab plain concrete with broomed finish
- 18m<sup>2</sup> of patio slab plain concrete with broomed finish
- 7m<sup>2</sup> of tank slab plain concrete with broomed finish

### Wall Framing

- H2F termite treated blue pine prefabricated wall frames

### Roof Framing

- H2F termite treated blue pine trusses

### Roofing

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

### Windows and Screens

- Powder coated aluminium windows and doors with clear glass (by G James)
- Including insect screens to windows and sliding glass doors

### Entry Doors and Locks

- Allowance for Hume "Newington" painted finish with Translucent Glass
- Gainsborough Trilock "Precise" lever satin chrome finish entry lock

### Brickwork

- Allowance for BORAL woodstock "arcadia" single height bricks
- Off white mortar

### External Linings

- 4.5mm FC dura-sheet to patio ceiling and soffits with pvc joint moulds
- Gable sheeting to be 6mm FC flat sheet

### 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 colonial skirting
- 68mm x 11mm pine colonial skirting
- Pine door jambs

### Internal Doors and Door Furniture

- Hume "Oakfield" internal doors
- Gainsborough lever contractor 700 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)
- Bedroom 1 robe hanging shelf and 2 banks of 3 shelves (16mm MDF painted)





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## Plumbing

- Includes plumbing and drainage

## Plumbing Fixtures

Kitchen Sink

: Nugleam 1080mm SS 1 3/4 bowl single drainer

Vanity Basin

: Caroma Cosmo vitreous china

Laundry Tub

: Nugleam Supreme SS 45L inset bowl

Bath Tub

: 1500mm Decina Bambino acrylic

Tapware

: Elegance mixers (chrome)

Toilet Suites

: Caroma AIRE Concorde suites

Hot Water

: 272L Solarhart hot water system

Water Tank

: 5000L National Poly Ind. (standard colours)

Pressure Pump

: TARN RDS01 pressure pump

Towel Rails and Toilet Roll holder

: allowance \$240.00

## Electrical

- Allowance of \$900.00 for Light fittings
  - (35) Light points
  - (2) 2 way switches
  - (6) Standard 3 blade S/S F ans
  - (1) Exhaust fans to WC
  - (2) 3 in 1 IXL to ensuite & bathroom
  - (3) TV points and antenna
  - (2) Phone points
  - (2) Smoke alarms interconnected
  - (3) Single General Power Outlet's
  - (19) Double General Power Outlet's
  - (2) Single weather proof GPO

## Air Conditioning

- Not included

## Kitchen Appliances

- CHEF stainless steel appliances
- CHEF fan force electric wall oven EXC624S
- CHEF ceramic cook top EHC646S
- CHEF retract range hood RRE634S
- DISHLEX dish washer DX103SK

## Tiling

- Tiling to laundry, bathroom, ensuite, WC's, kitchen and main floor areas supplied and laid by builder.
- Shower base and splash back. Shower tiles to 1900mm high
- Tile cost allowance
  - : Walls \$33.00/m2 (builders discounted rate)

## Floors

\$30.00/m2 (builders discounted rate)

## Painting

- Internal and external professional finish

## Shower Screens Robes, Mirrors by Stegbar

- Shower Screens standard powder coated aluminium frame with clear laminate glass pivot door
- Robes slides standard powder coated aluminium framed with vinyl infill panels
- Mirrors to vanities standard powder coated aluminium frame

## Floor Coverings

- Carpets to bedrooms
- Allowance of \$150/m

## Termite Prevention

- Kordon to penetrations and perimeter

## Cleaning

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

