



# Signature Inclusions

Residential Design and Construct



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Report prepared  
by Steven Drabsch

Clients Initials: .....  
Builders Initials: .....  
Date: .../.../...

## Schedule of Inclusions

### 1. PLAN DESIGN AND SUBMISSION FEES

QBCC Insurance  
Q Leave  
Council Application Fees  
Building Certification Fees  
Construction Insurance  
Engineer Certification of Slab, Footings & Building  
Drafting Fees with Building Designed to C2 Cyclone Category

### 2. SITE WORKS

C2 Wind rating  
Engineering and working drawings to S Class site  
Earthworks by owner  
Stormwater to run 10M from building  
Connection to Sewer to 10 meter run from building  
Excavated soil and grass stripping's to be stockpiled on site

### 3. POST HOLE FOOTINGS

Concrete post hole footings allowance of 1m deep to all footings

### 4. FLOOR SLABS

Garage/Laundry: Concrete slab to engineers design  
Driveway: Plain concrete 50M2

### 5. EXTERNAL WALLS

Garage/Laundry: 200mm masonry finished with sandstone render inside & out 2600mm high.  
House: 90mm MGP12 pine framing finished with Primeline Heritage cladding externally and 10mm plasterboard internally 2600mm high  
Walls: Sisilation to all external stud walls

### 6. STRUCTURAL STEEL

Deck Posts: 75mm x 75mm painted duragal or similar  
Sub Floor Posts: 75mm x 75mm unpainted duragal or similar  
Deck Beams: 125mm x 75mm painted duragal or similar  
Bearers: 125mm x 75mm unpainted duragal or similar

### 7. STAIRS

External Stair Stringers: Galvanized prefabricated stringers as per location on plans  
Step Treads: 250mm x 45mm dressed all four sides

### 8. FLOOR FRAME

Internal Floor Joists: Timber LVL's. Locations & sizes as per engineered plan  
External Floor Joists: Hardwood. Locations & sizes as per engineered plan

### 9. ROOF FRAME

Roof Frame: Engineered pre-fabricated roof trusses at 900mm centres  
Pitch: 17.5-degree roof pitch  
Roof Battens: Metal roof battens  
Ceiling Battens: Metal ceiling battens

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## **10. ROOFING**

Sheeting:	Colorbond corrugated roofing over woollen insulation blanket to entire roof area. (R3.5)
Fascia:	Colorbond fascia & square gutters colour selected from the standard Colorbond range
Ceiling Insulation:	Not allowed for in this contract

## **11. FLOOR FINISHES**

Concrete:	Broom finished concrete to garage
Tiles:	Tiles to bathrooms, laundry
T & G Flooring:	80 x 19 Spotted Gum.
Decking:	80mm x 19mm hardwood decking to deck

## **12. DOORS AND FRAMES**

Rear Door:	External ply to rear deck
Internal Doors:	Readycoat with pine door frame
Garage Entry Door:	External ply on steel frame
Garage Door:	Sectional Storm Safe
Wardrobe Doors:	Sliding vinyl coated plasterboard on pine frame
Linen cupboard Doors:	Sliding vinyl coated plasterboard on pine frame

## **13. ALUMINUM WINDOWS/DOORS & FRAMES**

Windows:	Clear glass with standard powdercoat frames to all windows
Doors:	Clear glass with standard powdercoat frames to all sliding doors
Locks:	Key Locks to all Sliding Glass Doors
Sizes:	Window sizes as per window schedule
Reveals:	Plasterboard to all four sides of window frames

## **14. WALL LININGS**

Wet Areas:	6mm villa-board to wet area walls
Internal Walls:	10mm plasterboard to all other internal walls
Garage/Laundry Walls:	Pointed block

## **15. CEILING LININGS (where applicable)**

Internal Ceilings:	10mm plasterboard with 90mm cove cornice 10mm WR board to wet area ceilings
Deck Ceilings:	10mm WR board with 50mm cove cornice
Garage/Laundry Ceiling:	10mm plasterboard with 90mm cove cornice
Eaves:	4.5mm Hardiflex unvented

## **16. AIR-CONDITIONING**

Bed & Study:	4 x Mitsubishi Heavy Industries cooling only split type air conditioners
Living/Dining:	1 x Mitsubishi Heavy Industries cooling only split type air conditioners
Condenser units:	Grouped on external of garage block wall
Drains:	To be run to external of house hung off floor joists

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## 17. ELECTRICAL

Mains Power:	Single-phase underground mains cable from pillar-box to meter box at front of house
TV Point:	TV Points x 1
Phone Point:	Phone Point x 1
Switchboard:	Switchboard with earth leakage circuit breaker to each circuit
Smoke detectors:	Smoke detectors x 3
Light switches:	Light switches S2 way switching x 1
Light Points:	Light points x 20
Double power points:	Double power points x 16
Ceiling Fans:	Ceiling Fan points x 7
Phone Connection:	Telstra lead in pipe & Madison box
Hot Water:	Hot water circuit & connection x 1
Oven:	Connection Oven circuit & connection x 1
Hot Plate:	Hot plate circuit & connection x 1
TV Connection:	TV Antenna with amplifier
Air Conditioner:	Air Conditioner isolator x 5
Light Fittings:	Light Fittings PC Allowance \$

## 18. PLUMBER/DRAINER

Sewer:	Connection to Sewer to 10 meter run from building
Water:	Connection to Town Water Mains to 6 metres
Stormwater:	Stormwater to run 10M from building
Garden Taps:	2 Garden taps - 1 front, 1 back
Dishwasher:	Dishwasher provision – tap
Fridge:	Fridge Ice Machine provision – tap
Hot Water:	Electric Hot Water System

## 19. FINISHING SCHEDULE

### General

Built-in-Cupboards:	Vinyl coated plasterboard sliding doors with 1x shelf, hanging rod & 1 bank of three shelves Choice of colour to be selected from standard colour range
Skirting:	68 x 11mm painted pine to all internal floors with the exception of wet areas
Architraves:	42 x 11mm painted pine to all internal doors
Locks:	Rear Doors – 840 stainless steel governor Internal Doors – Amelia passage lever Garage Entry Door – 840 stainless steel governor Aluminium sliding doors - Manufactures locking mechanism

### Main Bathroom:

Vanity:	Custom made vanity standard melamine cupboards & standard roll top bench
Basin:	Coral semi recessed 500x430 white
Basin Mixer:	Projix pin lever
Shower Mixer:	Projix pin lever
Toilet Suite:	Raymor Classic Close Couple white
Toilet Roll Holder:	Projix
Towel Rail:	Double Projix 900mm
Vanity Mirror:	Full width of vanity & resting on vanity top as splashback
Shower Screen:	Standard powdercoat framed

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Ensuite (as per specific plan)

Vanity:	Custom made vanity standard melamine cupboards & standard roll top bench
Basin:	Coral semi recessed 500x430 white
Basin Mixer:	Projix pin lever
Shower Mixer:	Projix pin lever
Toilet Suite:	Raymor Classic Close Couple white
Toilet Roll Holder:	Projix
Towel Rail:	Double Projix 900mm
Vanity Mirror:	Full width of vanity & resting on vanity top as splashback
Shower Screen:	Standard powdercoat framed

Kitchen (as per specific plan)

Kitchen:	Custom made kitchen standard melamine cupboards & standard Roll top bench top
Units:	Units as per layout on plan
Sink:	Atlantic 1-3/4 bowl 1080mm
Sink Mixer:	Projix pin lever
Oven:	Blanco 60cm SS 5 function oven
Oven:	Blanco 60cm Ceran cook top

Laundry (as per specific plan)

Laundry Tub:	Milena poly cab and tub with taps and spout
Hot Water:	Hot Water (as per specific plan)
Hot Water Unit:	250ltr electric hot water unit

**20. TILING**

Main Bathroom

Wall Tiles:	Wall Tiles to shower recess only 2000mm high in a straight tiling pattern
Floor Tiles:	Entire bathroom floor with skirting tile
Orientation:	All tiling laid in straight tiling pattern with standard grout colour
Allowance:	Tile allowance \$20.00 per m/2

Ensuite

Wall Tiles:	Wall Tiles to shower recess only 2000mm high in a straight tiling pattern
Floor Tiles:	Entire ensuite floor with skirting tile
Orientation:	All tiling laid in straight tiling pattern with standard grout colour
Allowance:	Tile allowance \$20.00 per m/2

Laundry

Floor Tiles:	Entire laundry floor with skirting tile
Splash Back:	Tiles 600mm high to laundry tub
Orientation:	All tiling laid in straight tiling pattern with standard grout colour
Allowance:	Tile allowance \$20.00 per m/2

Kitchen

Splash Back:	Splash Back tiles only 600mm high
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Note

No allowance for feature tiles or border tiles  
All waterproofing to comply with council requirements

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**21. PAINT**

Exterior: Walls & eaves lining -1 seal coat & 2 acrylic top coats  
Interior: 1 seal coat & 2 acrylic low sheen top coats  
Ceilings & cornice - 1 seal coat & 2 ceiling flat white top coats  
Timber doors – Gloss finish  
Note: Colours as per offered standard range  
One colour to be chosen off a white base to internal and external walls

**22. BALLUSTRADE**

Top Rail - 65x65 HRL H3 treated  
Bottom Rail - 65x32 HRL H3 treated  
Baluster's 65x19 HRL H3 treated  
Note: No balustrade to rear deck

**23. TERMITE TREATMENT**

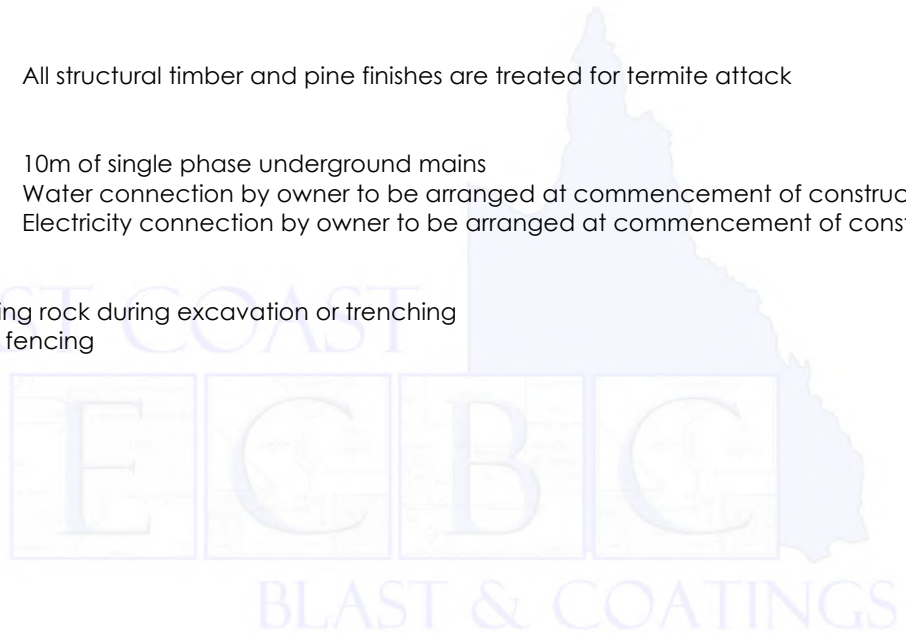
Termite Treatment: All structural timber and pine finishes are treated for termite attack

**24. SITE SERVICE CONNECTIONS**

Underground Mains: 10m of single phase underground mains  
Water: Water connection by owner to be arranged at commencement of construction  
Electricity: Electricity connection by owner to be arranged at commencement of construction

**25. EXCLUDED ITEMS**

Cost incurred from striking rock during excavation or trenching  
Landscaping including fencing  
Curtains/blinds  
Clothesline/letterbox  
Gas work  
Soil test



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