



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

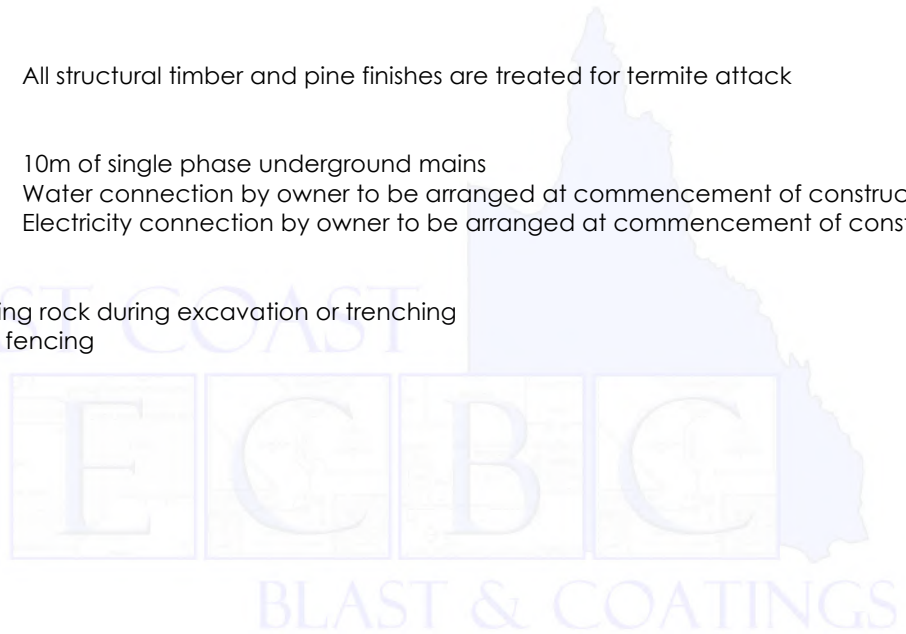
Termite Treatment: All structural timber and pine finishes are treated for termite attack

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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