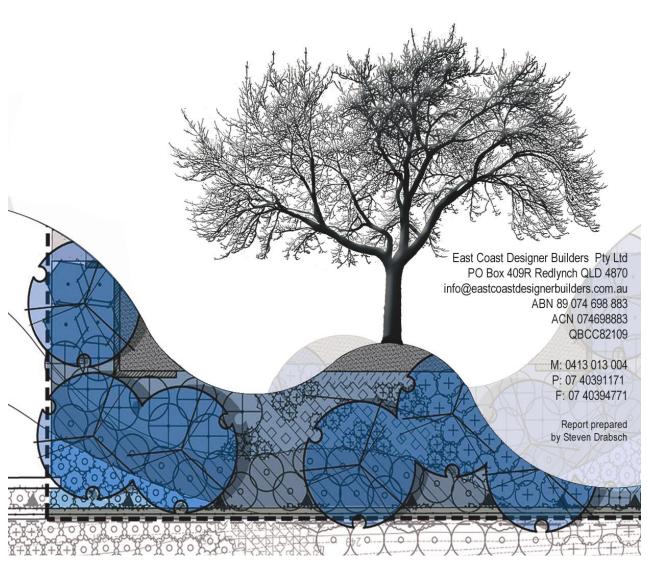


Signature Inclusions Residential Design and Construct



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

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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. ALUMUNUM 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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* NOTE - ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE NOTED

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

<u>General</u>

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: Main Bathroom (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

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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

<u>Main Bathroom</u>

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

<u>Ensuite</u>

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

<u>Kitchen</u>

Splash Back: Splash Back tiles only 600mm high

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

BLAST & COATINGS