

standard inclusions*

Quote Acceptance

Working Drawings (footings and building)

Engineering Tie-down report

Contract Signing

PRELIMINARIES

CITB (Construction Industry Training Board) Levy

Home Owner's Warranty Insurance

Local Council/Private Certifier Fees

Energy Efficiency Rating (EER) Assessment

FOOTINGS AND FLOOR

Bulk Concrete Post Footing or Concrete Block Pier Footing (as noted on quote)

Ant Caps provided for all non-steel footings (where applicable)

Galvanised Structural Steel Floor Joists

22mm Termifloor sheeting standard with 19mm Scyon Secura flooring to wet areas

WALL FRAMING

BlueScope Truecore® steel wall framing (90mm to external walls, 75mm to internal walls)

90mm x 90mm structural steel posts

2550 ceiling height

EXTERNAL WALL LINING

Breathable Wall Wrap to all external walls

22mm thermal break batten

WeatherTex 200mm Primelock Smooth planking (9.5mm thick) with concealed fixings

INTERNAL WALL LINING

10mm plasterboard as standard

10mm Aquacheck plasterboard to laundry, bathroom and ensuite

ROOF

BlueScope Truecore® steel hip roof frame per engineers specification

17 degree roof pitch, unsarked with 300mm eaves

Colorbond® Custom Orb 0.42mm profile

FASCIA AND GUTTER

Colorbond® Novaline metal fascia, OGEE gutter and 75mm PVC downpipes

CEILING

Internal 10mm Supaceil plasterboard

Porch/Eave 4.5mm fibre cement lining with plastic joining strips

Access Moulded plastic manhole with removable access panel

INSULATION (minimum 6 Star Energy Rating)

Floor Rigid cellular insulation to subfloor

External Walls Bradford R2.0 Gold batts to all external walls

Internal Walls Bradford R2.0 Soundscreen to internal walls surrounding wet areas

Ceiling Bradford R5.0 Gold batts to ceiling areas over internal rooms

MOULDINGS

Cornice 90mm Cove cornice to all rooms

Skirting Square dressed 67mm x 18mm primed MDF

Architrave Square dressed 67mm x 18mm primed MDF

WINDOWS

Type Dowell clear glazed aluminium sliding windows – colours from Builders range

Locks Mullion locks (keyed alike)

Glazing Obscure glazing to bathroom, ensuite and WC

Flyscreen Aluminium frame colour-matched to window with fibreglass mesh

DOORS

Internal Corinthian Impressions range 2040mm x 820mm – primed and painted

Entry Corinthian Urban range 2040mm x 820mm with Enviroseal door frame – primed and painted

Enviroseal frame to all hinged external doors

Sliding Dowell Aluminium sliding door 2100mm high – powdercoated

Laundry Corinthian solid core half glass 2040mm x 820mm with Enviroseal door frame – primed and painted (plan specific)

DOOR FURNITURE

External Tradepro Tristan entrance leverset with Single or Double Round Cylinder Deadbolt
Keyed deadlock to external sliding doors

Internal Tradepro Tristan Passage Leversets – privacy set to bathroom, ensuite and WC

Flushpull handles to cavity sliding doors – privacy lock to bathroom, ensuite and WC

Gainsborough 6203 wallstop to all hinged doors





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ELECTRICAL

Lights	Hanico 9W downlights located as per design Two (2) external wall mounted weatherproof batten lights
Switches	Clipsal Iconic series light switches
GPOs	Clipsal Iconic range – located as per design
Exhaust Fan	One (1) to each bathroom/ensuite
TV	Two (2) TV aerial points
Telephone	One (1) telephone connection point
NBN	NBN provision with conduit and draw wire

KITCHEN FITTINGS

Cupboards	Coloured melamine floor cabinets and benchtops which includes flat servery cabinets with 900mm wide tops and back panels to match cabinets, dependent on design, from standard builder's range. One bank of 450mm drawers, one bank pot drawers, WIP with four shelves (plan specific), joiners pantry with two doors and four shelves (plan specific), provision for microwave
Benchtops	20mm Laminate benchtop (Polytec/Laminex/Formica)
Sink	Seima Acero 1¾ bowl stainless steel sink 1080mm x 480mm
Tapware	Phoenix Ivy MK 2 mixer

BATHROOM AND ENSUITE FITTINGS

Bath	Decina Alpha 1525mm bath (white) with chrome pop up waste (plan specific)
Vanity	Argent Azure Ceramic Oval 575mm x 465mm basin. Laminate benchtop and two (2) coloured melamine doors
Mirrors	800mm high (nominal) bevelled edge to length of vanity
Tapware	Phoenix Ivy MK 2 mixers (polished chrome) to vanity, shower and bath
Shower	Studio Classic overhead shower rose OR Pallas overhead shower rose Clear toughened glass Pivot 2000 semi-framed shower cubicle
Toilet Suite	Argent Pace closed couple toilet suite with soft close seat
Accessories	Argent Focus – Chrome Double Towel Rail (600mm) and toilet roll holder – located as per plan



WC FITTINGS

Toilet Suite	Argent Pace closed couple toilet suite with soft close seat
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LAUNDRY FITTINGS

Laundry Tub	Seima Tilos Metal Tub and Cabinet or Format Inset Trough (plan specific)
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TILING

Bathroom/Ensuite	Ceramic wall and floor tiles from Builders range – 2000mm high in shower and 1200mm high elsewhere. Fully tiled floor
Grading	All shower floor areas graded. As per construction standards for remainder of wet area floors
WC	Ceramic wall and floor tiles from Builders range – one (1) skirt tile high elsewhere. Fully tiled floor
Kitchen	Ceramic wall and floor tiles from Builders range – up to 700mm high above all benchtops. Floor tiles not included
Laundry	Ceramic wall and floor tiles from Builders range – up to 700mm high above all benchtops. Fully tiled floor (plan specific)
Floor Drain	One (1) chrome square floor drain to each shower area

WARDROBES

Robes	Space provision as per plan (robes additional cost)
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KITCHEN APPLIANCES

Cooktop	Fisher & Paykel GAS cooktop – 600mm (CG604CLPX2) or Fisher & Paykel Ceramic ELECTRIC cooktop – 600mm (CE604CBX2)
Wall Oven	Fisher & Paykel built in oven – 600mm (OB60SC5LCX1)
Rangehood	Fisher & Paykel Canopy Rangehood – 600mm (HC60DCXB3)

HWS

	Rinnai Builders Series B20 instantaneous gas continuous flow unit
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PAINTING

External	Three (3) coats of Watty! Solaguard Low Sheen
External Doors/ Trims	One (1) undercoat and two (2) finishing coats of Watty! Solaguard satin acrylic (3-coat paint system)
External Eaves/ Ceilings	Two (2) coats of Watty! Solaguard matte acrylic
Internal Walls	One (1) under coat and two (2) finishing coats of Solver Maxi Wash Flat (3-coat paint system)
Internal Doors/ Trims	One (1) undercoat and two (2) finishing coats of Watty! Aqua trim water-based enamel (3-coat paint system)
Internal Ceiling	One (1) undercoat and two (2) finish coats of Watty! Trade Ceiling White acrylic
Decking	Watty! Weatherguard Prodeck Decking Oil