

PRELIMINARIES

- + Plans & specifications
- + Construction Certificate
- + Homeowners Warranty Insurance
- + Builders all risk insurance
- + Structural engineers design and
- + Soil Test

SITE PREPARATION

- + Clear all building area
- + Sedimentation fencing and erosion control as per area requirements

CONCRETE WORK

- + Reinforced concrete footings as per engineers detail
- + Approved fill material to underside of floor
- + Reinforced concrete floor as per engineers' detail
- + Structural inspections to footings and floor steel
- + Perimeter concrete paving including pergola/ alfresco
- 36 m2 Reinforced concrete to driveway

BRICKWORK

- + Face bricks from selected range
- + Mortar joints to be flush, raked or ironed
- + Mortar colour in natural or off white sisalation to perimeter

METALWORK

- + Automatic garage door with remote
- + Aluminum powder coated windows (sliding slash)
- + Colourbond metal fascia to eaves
- + Door furniture from selected range

TIMBERWORK

- + 90x35 mm frames and trusses
- + Front door from selected range
- + Skirtings 67 x 18
- + Architraves 67mm x 18mm MDF or equivalent
- + Shelving to be 16mm white melamine
- + Internal Doors to be Corinthian or Standford panel doors
- + Kitchen constructed from lamiwood with stone bench top
- + Laundry tub cabinet lamiwood with post form bench top

PLASTERER

- + Wall and ceiling sheeting to be 10mm plasterboard
- + Villaboard sheeting or equivalent to wet areas
- + 90mm cornices to living areas
- + External walls to be insulated to suit EER
- + Ceilings to be insulated to suit EER

PLUMBING/DRAINING

- + ACTPLA plumbing permit and fees associated
- + Standard sink mixer tap set to kitchen & laundry tub
- + Standard tapware to bathtub, shower & vanity
- + 1675 bathtub
- + 45 Lt laundry tub
- + 1 ½ bowl kitchen sink
- + Quality towel rails, toilet roll holder and towel rings
- + Shower shelve
- + Under bench oven & hotplates dishwasher
- +Extendable rangehood
- +Instantaneous hot water unit
- +Enclosed ceramic toilet suite & cistern Provide 100mm UPVC sewerage pipes as required
- +Provide 100mm UPVC stormwater pipes as required
- +Garden tap provided at meter & 2 around house
- + Shower screen with aluminum frame & pivot door
- + Mirror with polished edge

ROOFWORK

- + Colourbond quadrant gutter or equivalent
- + Colourbond downpipes to guttering connected to stormwater or PVC painted PVC pipes to tank

PEST CONTROL

- + Supply and installation of termite protection

TILING

- + Wet seal waterproofing to shower & bathtub hob
- + Wall tiles placed 1800mm high to bathroom & ensuite
- + Kitchen tiles 600mm above benchtop
- + Skirting tiles to separate toilet and laundry
- + Floor tiles with flexible glue & grout

FLOOR COVERINGS

- + Quality carpets and underlay from a selected range
- + Laminate flooring if selected

HEATING & COOLING

- + Evaporative cooling
- + Ducted gas heating

ELECTRICAL

- + Light fittings from selected range
- + Battern holder light point as required
- + 40W fluro & point to garage Two way switch as required
- + Double power point as required
- + Power point to rangehood
- + Power point to dishwasher
- + Wire & connect oven plus switch Wire & connect hotplate plus switch TV point to living rooms
- + TV aerial
- + Supply & install smoke detectors as required
- + Wire & connect tastic to all bathrooms Single weather proof DPP to pergola area
- + Doorbell external
- + Flood light
- + Phone point

PAINTING

- +Preparation of all surfaces to painting
- + Colour scheme as per selected
- + Undercoat on all walls and ceilings and two finish coats (3 coat total)
- + Ceilings to be painted flat finish
- + Skirtings and architraves to be painted
- + Internal Doors to be painted in gloss finish