

# Standard Inclusions - NSW



## SITE PREPARATION

Site clearance and preparation  
Bulk earthworks over affected area of site to achieve levels  
Remove existing trees & rubbish

## BUILDING WORKS

Engineered designed concrete waffle pod slab  
Dropped Edge beams where applicable  
Under slab piling where applicable  
Under slab plumbing  
Under slab drainage  
Termite protection

## COLUMNS

Brick Columns - from nominated supplier  
Brick Piers - from nominated supplier

## STAIRCASES

Internal step / steps to garage (if applicable) where drawn

## ROOF

Timber truss roof framing  
Preselected Concrete roof tiles, from nominated supplier including angles and intersections bedding and pointing  
FC soffits including paint finish  
Insulation for thermal protection - R1.5 medium external walls R3 ceilings  
Fascia / barge board  
Colorbond fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

## EXTERNAL WALLS

Preselected Brick Veneer Wall from nominated supplier  
Preassembled radiata pine wall frames and trusses  
Preselected coloured mortar and joint finishes  
Single skin brick wall  
Preselected lightweight feature walls where shown on plan

## WINDOWS

Preselected coloured aluminium window framed glazed windows and sliding doors from nominated supplier  
Insect screens to all openable windows  
Keyed window locks  
Quality Vertical Blinds to all clear glazed windows & family sliding door

## EXTERNAL DOORS

Single door with side panel included frame, hardware and painted  
Single door including frame, hardware (WHERE DRAWN) and painted  
Security door to external glass slider from nominated supplier  
Automatic electric panel lift door with remotes (Where Drawn)  
Obscured glass to entry frame sidelights if applicable

Preselected front feature door. Timber entry frames (front & back) suitable for painting to compliment our facades - hardware (Gainsborough - Terrace)

Provide & Install draught excluders to front & rear laundry doors

External garage access door (steel frame suitable for painting - if drawn)

Quality entry door knobs - locks keyed alike to front & rear doors (Gainsborough - Terrace)

Quality entry door deadlocks keyed alike to front and rear laundry doors (Gainsborough - Terrace)

## INTERNAL DOORS

Single door including frame, hardware (LANES) and painting

Single sliding door including frame, hardware (LANES) and painting (where drawn)

## INTERNAL

Stud framed walls

Wall insulation for thermal protection R1.5 Batts

Plasterboard / Villabond walls & ceilings with 90mm cornice

Hinged swing flush panel internal doors (suitable for painting) with door stops (cavity sliding door only if drawn)

Skirtings & architraves are pencil round pine suitable for painting

Two coats of premium grade washable wall paint

Hinged swing flush panel internal doors to the built in cupboards (suitable for painting) in the bedrooms & linen

White melamine (low maintenance) shelving to linen cupboard

## INTERNAL SCREENS

Shower screens (including doors) to main bathroom

Shower screens (including doors) to ensuite (if applicable)

## WALL FINISHES

Plasterboard wall lining

Paint finish to wall linings

Ceramic wall tiling to kitchen splash back

Ceramic wall tiling 2000 mm in shower recess to bathroom Ceramic wall tiling 2000 mm in shower recess to ensuite (if applicable)

Waterproofing to wet areas

Tile splashbacks above bath and vanities

Dado height wall to bathroom where applicable

Skirting tiling to bathroom, ensuite & laundry (if applicable)

## FLOOR FINISHES

Carpet floor coverings to bedrooms, lounge, dining, family room & hallways (if applicable)

Ceramic Floor tiling to bathrooms, ensuites, laundry, kitchen & entry (if applicable)

Waterproofing to all wet areas

Decorative spray finished concrete driveway & paths

Plain concrete floor to garage

## CEILING FINISHES

Plasterboard ceiling  
Paint finish to ceiling

### FITMENTS - KITCHEN

Preselected laminated pvc edge cupboard door fronts with pantry, fridge space.  
Dishwasher space and laminated free form benchtop  
Preselected Stainless steel recirculating rangehood  
Preselected Stainless steel cooktop  
Preselected Stainless steel fan forced underbench oven  
Preselected Stainless steel dishwasher  
Extensive overhead cupboards and shelving (no bulk heads)  
Melamine fully lined kitchen adjustable cupboard shelving  
1 & 1/2 bowl Stainless steel sink (1200mm long)  
Quality water conserving chrome flickmixer to sink  
Corner cupboards with folding doors if applicable  
600 mm drawers (if possible) with cutlery tray to top drawer  
Metal draw runners

### FITMENTS - BATHROOMS / ENSUITES

Stylish gloss white Vanity Units with moulded top & basin  
Preselected shower frame with pivot or sliding doors with clear laminated glass  
Quality white 1500mm acrylic bath  
Quality water conserving tapware with handles & flanges  
Quality towel rails, towel rings & toilet roll holders to bathroom & ensuite (if applicable)  
Multi-directional shower rose heads rating of 3 Star  
Soap holders (where applicable)  
Water conserving dual flush white cistern & pan  
Framed mirror over vanities  
Quality Preselected internal door knobs & privacy locks to bathroom & ensuite (if applicable)

### FITMENTS - BEDROOM 1, 2, 3 & 4

Quality preselected door knobs with privacy locks (LANES )

### FITMENTS - LAUNDRY

35 (Min) Litre white trough with suds by-pass and cabinet under  
Preselected water conserving tapware - handles & flanges minimum 3 star rating

### ELECTRICAL - SAFETY

Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee  
White light switches adjacent to doors  
Generous number of double power point throughout the house  
Generous number of single power points throughout the house  
Quality builders package internal & external light fittings - Alabaster 30 & 40 cm Fluro & oyster  
Hard wired smoke detectors with battery backup  
Exhaust fans to ensuites & bathroom & separate toilet if drawn (if applicable)  
Two prewired TV points  
TV aerial with booster (if required)  
One telephone point

Hot water system to comply with basix certificate

### GENERAL

6 Year 0 month structural guarantee to protect your investment  
Builders all risk insurance  
Free 3 month maintenance warranty  
Pest control treatment to comply with AS codes  
Plan drawings Fees  
Engineers Drainages Fees  
Council lodgement Fees  
Geotechnical Fees  
Goods & Services Tax (GST)

### OTHER EXTERNAL WORKS & SERVICES

Site investigation and test bores for geotechnical reports  
Rock excavation (if applicable)  
Treated Pine retaining wall and other necessary structures (only if drawn)  
Statutory Authorities charges contributions  
Rural Bushfire Assessment and build costs in Bal fire zone

### LANDSCAPING

Covenants pending fencing to the building alignment only with block off and side gate (The builder reserves the right to recover any neighbour contributions under the dividing fencing act)  
Turfing, trees and native shrubs  
Letterbox & clothesline pending land covenant  
Front & rear garden taps  
Above ground polyethylene water tank to comply with basix certificate requirements

### CERTIFICATION CERTIFICATES

Termite Treatments	BSA Requirements
Smoke Alarms	BSA Requirements
Certificate of Compliance Electrical	BSA Requirements
Insulation	BSA Requirements
Glazing Windows/Doors	BSA Requirements
Waterproofing	BSA Requirements
Flammability	BSA Requirements

**Thomas Paul Constructions reserves the right to alter designs, specification, colours and provide alternative products or materials of equal quality to those specified without notice**



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