Standard Inclusions - NSW

FOR 3 AND 4 BED DWELLING HOUSE, DUAL OCCUPANCY, GRANNY FLAT

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 piering 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 towl 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