

# **STANDARD SPECIFICATIONS – INCLUSIONS / EXCLUSIONS**

## **For On SLAB CONSTRUCTION** (Specifications differ for Lock Up & Owner Build)

### **STRUCTURE**

- Excavation to 400mm deep (maximum)
- Concrete Slab Foundation – for “M” class soil
- Treated frames and trusses Pre-fabricated off site
- 2400mm high ceiling
- Termite treatment to Australian Standard AS 3660-1

### **ROOFING @ 15° PITCH**

- Colorbond roof to standard colour range
- Metal fascia, gutters, ridge & barge capping
- Eaves and lining
- 90mm PVC downpipes

### **PLUMBING**

- All connections to kitchen, bathroom and laundry
- Connections to the existing supply up to 6m

### **EXTERNAL WALLS**

- 6MM Hardieflex cladding

### **WINDOWS**

- Alum. P/Coated frames to standard colour range
- Security keyed alike locks
- Fly Screens

### **INSULATION**

- Sitalation to external walls
- Wall insulation R1.5
- Roof blanket insulation R1.5

### **ELECTRICAL and LIGHTS/FANS**

- Ceiling fans with built in lights
- Double and single power point as required
- Smoke detector, direct wired with battery back up
- TV point (incl. aerial connection) and phone outlet
- Sub-board & safety switch
- Connections to existing services up to 6m

### **DOORS**

- Redicoat Flush panel internal doors & Lane handles
- Entry timber door (where noted on plan)

### **INTERNAL LININGS, MOULDINGS and CORNICE**

- Smooth finish 10mm plasterboard to walls & ceiling
- 68mm Skirting - 42mm Architraves - 55mm Cornice

### **PAINTING**

- Internal walls, ceiling and timber works – 1 colour
- External cladding and eaves – 1 colour

### **ROBES/LINEN**

- Wardrobe doors as required
- White melamine shelf and hanging rail to wardrobe
- Linen fit-out (where shown on plan)

### **FLOOR COVERS – excluded in quotation**

- Vinyl

### **TILING – to all wet areas (builders range)**

- 200x200 wall tiles to shower area
- 200x200 splashback and skirting areas
- 300x300 floor tiles to bathroom

### **PC ITEMS**

#### **STANDARD PACKAGE – KITCHEN - BUILDERS RANGE**

- Laminated bench top
- Overhead and under bench cupboards with shelving
- 2100x600 pantry
- Set of 4 drawers
- Upright electric stove and cooktop
- Electric Range Hood
- Stainless steel bowl sink
- Chrome flick mixer

#### **BATHROOM**

- White ceramic toilet
- White vanity unit 600mm
- Bevel edged mirror 600x900
- Semi frameless shower screen
- Chrome mixer to vanity and shower
- Chrome towel rail, toilet roll holder and towel ring

#### **LAUNDRY**

- Slimline tub/cabinet with mixer (where shown on plan)

#### **HOTWATER SYSTEM**

- 5 Star energy saving 80L Electric

#### **OPTIONAL EXTRAS**

- Air-conditioning unit & connection
- Mirrored robe doors
- 2700mm high ceiling
- Window Coverings – Venetian or Vertical blinds
- Insect screens and/or security grills
- Floor Coverings – carpets, tiling, floating timber
- Clothesline – Wall to wall slimline 4 or 6 strand
- Disabled provisions
- Electrical & water consumption meters
- Gas installation and Gas HWS and Gas Hob
- Acoustic insulation
- Weatherboard or Vinyl cladding
- Carport
- Veranda
  - Colorbond roof & gutters to standard colour range
  - Concrete slab
  - Hardwood timber posts
  - Lined veranda ceiling
  - Coach lights

#### **EXCLUSIONS**

- Certification, Building Permit, Soil test, Engineer for slab, QBCC Home Warranty Insurance & Q-Levy
- Site surveys
- Earthworks and site fill outside of the building envelope
- Landscaping, retaining walls, driveways and fencing
- Removal of existing trees or structures
- Septic systems and installation
- Rainwater tank and installation