

STANDARD SPECIFICATIONS - INCLUSIONS / EXCLUSIONS

For On STUMPS CONSTRUCTION (Specifications differ for Lock Up & Owner Build)

FLOOR STRUCTURE

- Standard 600mm 90x90 H4 treated timber stumps
- H3 treated timber structure floor members
- 19mm Particle Board flooring

CONSTRUCTION

- Treated frames and trusses Pre-fabricated off site
- 2400mm high ceiling

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 existing services up to 6m

EXTERNAL WALLS

- 6mm Hardieflex cladding

EXTERNAL STAIRS

- 1 set of 3 stairs

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

- 4 Ceiling fans with built in lights
- 8 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 to all power & light points
- Connections to existing services up to 6m

DOORS

- Redicoat Flush panel internal doors
- Lane door furniture
- 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

ROBES/LINEN

- Wardrobe doors
- White melamine shelf and hanging rail to wardrobe
- White melamine fit-out for linen (if shown on plan)

FLOOR COVERS – builders range

- Vinyl

PAINTING

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

TILING – to all wet areas (builders range)

- 200x200 wall tiles to shower area
- 200x200 wall tiles to splashback & 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 with Chrome flick mixer

BATHROOM

- White ceramic toilet
- White vanity unit 600mm
- Bevel edged mirror 600x900
- Semi Frameless shower screen and floor tray
- 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 meter
- Gas installation and Gas HWS and Gas Hob
- Carport
- Acoustics insulation
- Variable height timber or steel stumps
- Rainwater tank and installation
- Recycled rainwater to toilet & washing machine
- Veranda
 - Colorbond roof & gutters to standard colour range
 - Hardwood timber posts
 - Lined veranda ceiling
 - Coach lights

EXCLUSIONS

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