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“Standard Inclusions”

Planning & Preliminaries:

- **FREE :** First on site consultation inspection
- **FREE :** First concept floor plan
- **FREE :** Estimation on plan and specific client inclusions list
- Design service offered to customize your home to your personal requirements
- The price quoted is for a house built on a level, cleared block with all services available
- Detail site survey
- All architectural and engineering plans and specifications
- Soil test and report
- All Council Planning, Building and Plumbing fees
- Full Construction and Public Liability insurance
- Housing Industry Association fixed price building contract
- Site construction sign
- Site Toilet
- Footings and slab inspections by designing Engineer
- All connections – water, power, stormwater, sewer & Telstra line-in on standard block

Construction:

- Concrete floor slab or concrete footing & timber flooring
- Brick veneer construction to your selected colour with sisalation to all external walls – from standard Tasmanian range
- Tile or Colorbond roof – to your selected colour
- Colourbond Fascia & Gutter System
- Erection of all framing and trusses
- Fitting of all doors and windows
- All fitting out
- Fitting and fixing of all hardware as required
- Eaves, gables and soffits

Plumbing:

- Hot and cold water to fittings and appliances as required
- Connection of all fittings and tapware
- Sewer drainage
- Stormwater drainage to Council requirements
- Downpipes

Electrical:

- Underground or overhead mains connection
- Circuit breaker switchboard with residual current device
- Ample power & light points to suit house size – standard power and light point covers
- Downlights to living areas – white surrounds
- Batten holders elsewhere
- Connection of all appliances
- 2 T.V. co-axial points
- 2 telephone points
- Telstra pre-wiring

Windows:

- Powdercoat aluminium sliding or awning windows to your selected standard colour – single glazed
- Powdercoat aluminium sliding doors to your selected standard colour – single glazed
- Obscured glazing to bathroom areas and where required

Hot Water Service:

- 250 litre mains pressure – electric

Insulation:

- R4.1 Batts to ceilings
- R2.0 Batts to exterior walls

Plasterer:

- 10mm plasterboard linings throughout
- W.R. board to wet areas
- C.S.R. Fibreboard to shower walls
- Metal ceiling battens
- 75mm cove cornice throughout

Fixing Material:

- 65 x 19 Tas. Oak or M.D.F. Craftwood architraves
- 65 x 19 Tas. Oak or M.D.F. Craftwood skirtings
- Tas. Oak door jambs
- Aluminium front and rear door frames
- Hardi-flex eave and soffit linings

Doors:

- Front door - Allowance for door and side panel - \$300
- Back door - Aluminium sliding or solid flush panel
- Interior - Corinthian flush panel doors or similar
- Satin chrome lever handles
- Door stops
- Remote control panelift garage door

Kitchen:

- Fully lined kitchen cupboards constructed by qualified joiners
- Cupboard doors to be Tas. Oak, Lamiwood, texture finish vinyl wrap or satin 2 pack painted finish – with soft close hinges
- Laminate tops to benches
- Ample drawer space with metal roller sliders – soft close
- Stainless steel kitchen sink – 1 ¾ bowl
- C/P flickmixer
- Matching door & drawer handles
- Total kitchen allowance up to the value of \$12,000

Appliances

- Electric wall oven, hot plates & rangehood – allowance up to the value of \$1,400

Laundry

- 45 litre stainless steel laundry tub built into laminate bench
- Cupboard for Hot Water Service & broom storage
- C/P Flickmixer
- C/P Washing machine taps

Bathroom & Ensuite

- 1675 acrylic bath – white
- Polymarble shower bases – white
- Clear laminated shower screens in your choice of frame colours
- Lamipanel or tiles to shower walls – in your selected colour
- 900mm vanity units in bathroom & ensuite – allowance up to the value of \$500 each
- Illusions (or similar) quality tapware
- Caroma china dual flush toilet cistern – allowance up to the value of \$230
- IXL tastic – 4 light to bathroom, 2 light to ensuite

Bedrooms:

- Master bedroom – Built-in or walk-in robe with hanging & white melamine shelving space
- Other bedrooms – Built-in robes with hanging & white melamine shelving space
- Linen cupboard with white melamine shelving
- Doors – to wardrobes – Sliding flush panel painted to match internal doors
- Door knobs – Satin chrome flush pulls

Tiling:

- Splashbacks to kitchen, laundry, bathroom & ensuite up to the value of \$1,500 including labour

Painting:

- All interior & exterior painting to 1st class standard by qualified Painters - 3 coat system, white ceilings – 2 standard wall colours

Heating:

- Daiken inverter heat pump 8.5 kw. – Split System

Floor Coverings:

- Carpets and vinyl allowance up to the value of \$7,500.00

Cleaning:

- House thoroughly cleaned on completion
- Windows professionally cleaned
- Block leveled – all rubbish removed
- Skip bin on site during construction

Miscellaneous:

- 3 month builders maintenance period from completion
- Strict quality control and supervision of sub-trades
- Friendly, personal service (no charge)

By Owner:

- Telstra and Aurora connection fee
- All light fittings apart from downlights
- Fencing
- Driveway and paths
- Landscaping
- Window furnishings

The above items can be priced separately and organised if required.