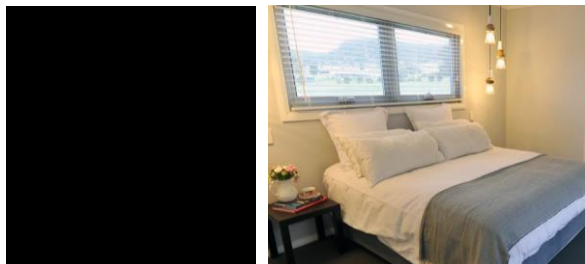




Building Homes of Distinction



**STANDARD INCLUSIONS
(Residential)**



(02) 6766 1477
266 Peel Street TAMWORTH
www.singlebuilders.com.au



**SINGLE
BUILDERS**

INCLUSIONS

PRE-CONSTRUCTION ~ SITE WORKS ~ FOUNDATIONS

- **Plans:** Preparation of building plans and specifications
- **BASIX:** Preparation of Basix Certificate
- **Fixed price contract:** Standard HIA 'NSW Residential Building Contract for New Dwellings'
- **Building Application:** Local council building application fee
- **Engineer:** Engineers details for W33 wind load;
Engineers designed roof trusses;
Engineer's details – Foundation design per specified site
- **Foundations:** to Class "S"
- **Excavation:** Based on 400mm fall on site;
A maximum of 3m earthworks around the envelope of the building
- **Surveyors:** Set out survey by a registered surveyor
- **Insurances:** Home Owners Warranty, Contractors All Risk Insurance and Public Liability Insurance
- **Long Service:** Long Service levies for tradespeople
- **Colour Consultant:** 6 hour appointment with our colour consultants to assist with your colour selections

EXTERIOR FEATURES

- **Footings/Slab:** As per Engineers design
- **Electrical:** Connection of Single Phase Power up to 20m
- **Termite protection:** Kordon Chemical Barrier; to comply with AS 3660.1
- **Frames & Trusses:** Timber frames and trusses (untreated)
- **Roof Tiles:** Bristle concrete roof tiles, designer profile with a wide selection of colours
- **Sarking:** Sarking to external walls
- **Windows:** Trend Windows Aluminium Windows, to suit wind rating as per stamped plans;
Wide colour selection from standard Trend colour range;
Obscure glass to bath, ensuite and WC – clear glass to remainder
- **Window Locks:** Keys provided for all aluminium windows (vent locks not included)
- **Flyscreens:** Standard insect screens to windows and sliding doors - *no allowance for security screens*
- **Fascia & Gutter:** Colorbond metal fascia and gutter from standard Colorbond colour range
- **Bricks:** Your choice of bricks delivered to site (as per PC allowance)
- **Brick Joints:** Off White/Natural Mortar – raked, flush or iron joints
- **Panel-Lift Door (where shown on plan):** Sectional Panel-Masta garage door
Your choice of profile (Classic, Caprice or Contemporary – no windows), in standard Colorbond colours;
- **Roller Door (where shown on plan):** Standard roller door, in standard Colorbond colours
- **Front Door:** Humes quality front entrance door (as per PC allowance)
- **Laundry Door:** Humes XF3 laundry door with clear glass (paint grade)
- **Front Door Furniture:** Your choice of Gainsborough handle (as per PC allowance)
- **External Door Furniture:** Your choice of Gainsborough "Governor" entrance set or Gainsborough "Ambassador" lever entrance set (*deadbolts are not included*)
- **Driveway:** Stencilcrete driveway up to 50m²
- **Porch/Alfresco:** Plain concrete porch and alfresco
- **Clothes Hoist:** Your choice of clothes hoist (as per PC allowance)
- **Steps (if required):** 1m wide steps with pre cast concrete step treads to building access (not tiled)
- **Site Clean:** External site clean
- **Gable Vents/Features (if on plan)** – Decorative only (not bricked in, not functional)

PLUMBING & DRAINAGE

- **Water:** Connection to town water supply up to 20m – *(any more will be extra)*
- **Sewer & Stormwater:** Connection of sewer and stormwater up to 20m – *(any more will be extra)*
- **External Taps:** 2 x external garden taps *(located at side of house house, any different will be extra)*
- **Downpipes:** Standard painted round PVC downpipes
- **Gas Hot Water System:** 1 x Rheem Everhot 26 with recess box (supplied by Reece Plumbing)
- **Water Tank:** 10,000 ltr water tank or as per BASIX
- **Tank Pump:** Tank pump located at side of house *(any different will be extra)*
- **Internal Plumbing:** Installation of internal plumbing fittings
- **Gas Points:** 2 x gas points
- **Internal Fittings:** Kitchen sink, laundry tub, toilets, basins, bath tub, taps etc – as per PC allowances

If location of tanks, septic etc is not located on site plan, additional plumbing distances may be charged as extra if incurred.

Expansion Knuckles: These are **NOT** included - Council requirement for 'H' class sites to allow movement without breaking pipes. This may be added as a variation upon receipt of engineers report

INTERIOR FEATURES

- **Insulation:** External walls and ceilings (excluding garage area)
- **Ceiling Height:** 2400mm ceiling height
- **Garage Floor:** Painted garage floor (Standard colour)
- **Linings:** Boral plasterboard internal linings
Pine ridge sheeting to garage walls
Wet area villaboard
- **Waterproofing:** Wet sealing in wet areas
- **Cornice:** "Cove" 90mm cornice in gyprock
- **Skirting & Architraves:** "NSW Colonial" 67mm x 18mm architraves and skirtings (paint grade)
- **Internal Doors:** Hume Moulded Panel doors (woodgrain skin – paint grade)
- **Internal Door Furniture** - Gainsborough "Governor" or Gainsborough G3 & G4 Levers (Passage Sets)
Privacy Sets – to bathroom, ensuite & WC
- **Robes:** Built in robes to all bedrooms with shelves and hanging rail as per plan
- **Linen:** Linen closet with four shelves as per plan
- **Airconditioning:** Evaporative air conditioning by MR Services – **check power phase requirements (eg. Single Phase or Three Phase – cost to upgrade to Three Phase will be charged accordingly)**
- **Bathroom Fittings:** Your choice of towel rails etc as per PC allowance
- **Mirrors:** Aluminium framed mirror 900mm high, full width of vanity to ensuite & main bathrooms;
Supplied and installed by Trend Windows to comply with Australian Standards
Frames from standard colour range - supplied by Trend Windows
- **Shower Screens:** Aluminium framed clear laminated safety glass with pivoting doors
Supplied and installed by Trend Windows to comply with Australian Standards
Frames from standard colour range - supplied by Trend Windows
- **Carpet & Underlay:** To bedrooms and home theatre *(as per PC allowance)*
- **Window Furnishings:** To living and bedroom areas *(as per PC allowance)*
- **Internal Clean:** Standard 'Builders' clean before occupancy

KITCHEN & LAUNDRY FEATURES

- **Kitchen & Laundry Cupboards:** Supply and Install kitchen & laundry as per PC allowance
- **Kitchen Appliances:** Your choice of appliances as per PC amount allowance
- **Dishwasher:** Provision for dishwasher if required (**Dishwasher not included**)

TILING FEATURES:

- **Ceramic Tiles:** floor & wall tiles to PC amount \$40m² – **feature tiles will be charged as an extra**
 - **Floor Tiles:**
 - **Tiling to Wet Areas:** as follows -
 - 450mm high wall tiles above laundry tub and skirting to the remainder
 - 600mm kitchen splashback
 - Skirting tile to separate toilet/s and separate vanity areas
 - All feature tiles will be charged as extra E.g. glass mosaics etc
- MAIN BATHROOM**
- 2000mm high wall tiling to shower area
 - 1200mm high wall tiles to remaining walls
- ENSUITE**
- 2000mm high wall tiling to shower area
 - Skirting tile to remainder

Tile sizes over 600mm will incur extra tiling labour costs due to extra materials required by tiler. Any tiles on a diamond, feature tiles or borders will also incur extra labour costs. Porcelain or other material other than ceramic may also incur an extra cost. Installation of non-standard floor wastes may also incur an extra cost.

PAINTING FEATURES

- **Colours:** Up to 5 colours only (total - internal & external)
- **Paint:** Wattyl/Solver paint supplied from Tamworth Paint Centre
- **Internal:** Internal painting – walls, ceilings, cornice, doors, skirtings and architraves (3 coat system)
- **External:** External painting - eaves, downpipes, gables, trims, posts and entry doors

Feature walls are excluded and labour may be charged as an extra.

The darker the paint on a feature wall the greater the chance plaster sets will be visible, therefore we offer the option upfront to apply a level 5 plaster finish to feature walls at a price of \$15m².

ELECTRICAL FEATURES

- Single Phase Power
- 28 Lights (batten holders)
- 28 Double power points
- 1 Two way Switch
- 1 Wall Oven connection
- 1 Hotplate connection
- 1 Fridge circuit
- 2 Smoke detectors
- 1 Power point for dishwasher only if required
- 2 Phone Points
- 2 TV points & splitter box
- 2 Tastic fan light exhaust - installation only units to be supplied by owner

Installation of light fittings will be charged as extra by electrician

AFTER SALES SERVICE

- **Maintenance:** Four months maintenance
- **Structural Warranty:** Six year structural warranty

EXCLUSIONS – Our Estimate DOES NOT Include

- Telephone connection fees
 - Electrical connection fees
 - Country energy charges
 - Special requirements imposed by council
 - Concrete paths
 - Security screens
 - Landscaping & turf
 - Fencing & gates
 - Lights & tastics
 - TV antenna
 - Mailbox
 - Dishwasher
 - External water sumps to exterior of dwelling
 - Retaining Walls
 - Bushfire Requirements
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