

dd/mm/yyyy

Name (Complete)

Home Complete Address

New Home Inclusions

PRELIMINARY / GENERAL ITEMS

1. Fixed price building contract
2. Soil Report / Footing Design / Wind Speed Classification / Contour Survey
3. Working Drawings
4. All Council and Hunter Water applications (including fees)
5. Building indemnity insurance
6. Builders Public Liability Insurance
7. Six months maintenance period / Six year structural guarantee
8. Detailed house and site clean upon practical completion

SITE PREPARATION

9. Building platform construction to levels nominated on site plan
10. Piering allowance of 20 lineal mtrs
11. Concrete pump hire to the slab

PORTICO / ALFRESCO AREAS

12. Portico and Alfresco areas as per plan
13. Plain concrete slab to Alfresco areas is included

SLAB

14. Engineer designed and inspected slab
15. Concrete pumping included
16. Fixed price included in building contract sum (including rock excavation if required)

TERMITE PROTECTION

17. Termimesh / Chemical free protection
18. Collars fitted to slab penetrations
19. All work compliant with Australian Standard 2870

WALL AND ROOF FRAMING

20. Timber or Steel framing constructed to manufacture's specification and relevant Australian Standards
21. Framing constructed to Wind Speed Classification nominated by Engineer
22. Ceiling height 2440mm (8ft) approx. unless otherwise stated

EXTERNAL CONSTRUCTION – BRICK VENEER

23. Face brick or Bagged and Painted finish as shown on the contract drawings
24. Brick on edge sills
25. Fibre Cement linings to eaves and verges
26. 90mm x 90mm steel or timber posts with colonial shoes where applicable
27. Insulation Batts to external walls complying with NSW Basix requirements

INTERNAL CONSTRUCTION

28. 10mm plasterboard to internal walls
29. 6mm wet area villaboard to the / Bathroom / Ensuite / WC walls
30. 90mm plaster cornices throughout
31. 68mm x 18mm primed pine bevel skirtings and architraves
32. 45mm x 18mm primed pine architraves
33. Insulation batts to ceilings complying with NSW Basix requirements

ROOF

34. Concrete Tile and sarking to 22.5 degree roof pitch
35. 450mm wide eaves overhang where applicable
36. Colorbond quad gutters and fascias
37. Painted 90mm PVC downpipes

SLIDING WINDOWS AND SLIDING DOORS

38. Powder coated aluminium framed with clear glazing unless noted otherwise
39. Keyed locks to all sliding window sashes and sliding doors
40. Clear safety glass to external sliding doors
41. Obscure glass to Bathroom / Ensuite / WC

DOORS

42. 2100mm x 4800mm approx. Panel-lift Garage door
43. Entry Door – Feature moulded panel door
44. Internal Doors – Feature moulded panel doors
45. External Hinged Doors – Flush panel doors (where applicable)
46. Cushion door stops (white) to all hinged doors
47. Gripper catches to Pantry / Store doors (as applicable)

DOOR FURNITURE

48. All door furniture to be selected from builder's range or equivalent
49. Entry Door – Gainsborough AMB lever door handle
50. Internal – Gainsborough AMB lever door handle
51. External Hinged Doors – Gainsborough AMB lever door handle
52. Privacy set to Bathroom / Ensuite / WC / Bedroom 1 / Garage
53. Dummy set to Pantry / Linen / Broom (as applicable)
54. Passage Set to remainder of internal doors

APPLIANCES

55. All appliances to be selected from Builder's range in Stainless Steel
56. Oven – Electric Fan Forced Under Bench
57. Cook top – Gas or Electric (as nominated in building contract)
58. Range hood – Electric
59. Hot Water System – Gas Instantaneous 26ltr / min or the nominated selection

SANITARY AND TAPWARE

60. Kitchen sink – 1 and ¾ bowl in Stainless Steel (including basket wastes)
61. Bath – 1650mm long approx. acrylic in white
62. Basins – drop-in or semi – recessed (as applicable) in white porcelain
63. Toilet – Vitreous China Valero with Dual Flush System
64. Laundry Tub – 45Lt Stainless Steel tub with metal cabinet in white
65. Waste Grates – Chrome on brass
66. Mixer tap ware throughout
67. Washing Machine cocks included
68. Garden Taps – (2) in rough brass finish
69. Dishwasher – Cold water tap

SHOWERS / MIRRORS / BATHROOM ACCESSORIES

- 70. Towel rails – One double per Bathroom / Ensuite**
71. Toilet Roll Holders – One per toilet suite
72. Towel Rings – fitted to Laundry / bathroom / Ensuite
73. Shower screens – Semi frameless with powder coated aluminium frames and clear laminated glass
74. Mirrors – Powder coated aluminium or polished edge (900mm high approx. and width of vanity)

CERAMIC WALL / FLOOR TILING

75. Tiling allowance is \$30.00m² inc gst
76. All finished heights are approximate
77. All tiles laid in Stack bond pattern
78. 2000mm high to all shower recesses
79. 900mm high above floor behind bath
80. 200mm high vanity splashbacks
81. 200mm skirting tile to remainder of Bathroom walls / Ensuite / Laundry / WC
82. 400mm above laundry trough and washing machine space
83. 600mm high on walls above kitchen bench tops
84. 1 x Ceramic soap holder to each shower – colour to match tiles

JOINERY

85. Kitchen Bench tops are Polytec Laminate with 33mm tight formed edges
86. Vanity units are White Polyurethane finish with white porcelain basin
87. Internals and Shelving – 16mm white melamine
88. Cabinet doors are Melamine sheen finish with 1.0mm matching edges

ENERGY EFFICENCY

89. R: 1.5 Wall insulation
90. R:3.0 ceiling insulation

STORAGE CUPBOARDS

91. Linen cupboards have 4 white board shelves with a hinged door
92. Robe cupboards have 1 white board shelf with a hanging rail & sliding vinyl finish doors
93. Pantry cupboards have 4 shelves with a hinged door

PAINTING EXTERNAL & INTERNAL

98. All paint finishes to be selected from Taubmans 2 coat system
99. Two coats All Weather Gloss to all exposed timbers
100. Two coats of enamel to external doors
101. Walls - Two Coats Easy Coat Low Sheen (one colour throughout)
102. Ceilings and cornices – Two Coats Tradex Ceiling Paint
103. Doors skirting and architraves – Two Coats Hidura Gloss Enamel (one colour throughout)

ELECTRICAL / TELSTRA

- 104. Choice of Clipsal 2000 or C2000 Series switch plates (as nominated by builder)
- 105. 2 Double power points to all bedrooms, living rooms & kitchen.
 - 1 Double power point to the Bathroom / Ensuite / Living / Family / Laundry / Garage
- 106. Light points – as nominated in building contract with single switch in general
- 107. Separate Safety switches (RCD) for lights and Power
- 108. Earth Leakage protection
- 109. Hardwired Smoke Detectors
- 110. Two (2) TV points
- 111. Two (2) Telephone points
- 112. Underground single phase mains supply from EA service point to meter box is included
- 113. Underground Telstra line from service point to house is included

SANITATION AND WATER SUPPLY

- 114. Sewer drains connected to mains / common effluent tank in accordance with Hunter Water requirements (as applicable)
- 115. Stormwater Drains discharging to Rainwater tank / Kerb (as applicable)
- 116. Mains Water supply connection in accordance with Hunter Water requirements

RAINWATER TANK

- 117. Rainwater tank plumbed to the toilet and connected to Mains Water supply with changeover device and pump
(Rainwater tank capacity 3000 ltr poly slimline)

GAS WORKS

- 118. Gas plumbing for Natural Gas mains (as applicable)
- 119. Connection of Cook top (as applicable) / HWS is included
- 120. Connection to existing underground mains point (for NG if applicable)
- 122. Connection fee and application (for NG) is included

BARTLETT HOMES
Building to your requirements
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