

Jason Wescott Builder

Parkes 35 - Quality Inclusions

DOCUMENTATION

- Construction plans, soil test, engineered slab design, bushfire assessment, energy report
- Building permit and insurances
- \$500 worth of colour consultation

SITE PREPARATION & SERVICES

- \$4000 worth of excavation to prepare site for construction
- Water tapping (dry tap connection to same side of street)
- Single phase underground power (up to 10m)
- Gas connection (up to 20m)
- Stormwater (up to 100m) and sewer connection (up to 12m)

EXTERNAL

- 'M' class concrete waffle slab
- 100mm thick concrete paving to roofed outdoor areas
- Chemical termite treatment to trusses & frame
- \$880.00 per 1000 bricks 76mm face brickwork, brickwork included above all external openings
- Rendered façade features (as shown on plans)
- Steel Durugal posts
- Aluminium windows and sliding doors with aluminium flyscreens and flydoors
- Colorbond roof with sarking, colorbond fascia and gutter, 80mm PVC downpipes
- R2.0 Batt wall insulation, R4.0 Batt ceiling insulation (to liveable areas)
- Timber door frames to hinged doors
- Corinthian 2040mm high x 820mm wide PMAD 101 with clear glazing to Front Entry Door
- Gainsborough Tri-Lock Single Cylinder 'Angular' door handle to Front Entry Door
- Colorbond Slimline Panel-lift (2200mm high x 4800mm wide) Garage door with remotes
- Colorbond Roller-door (2200mm high x 2400mm wide) Garage rear door
- 10mm Unispan plasterboard to outdoor covered areas (excluding Verandahs)
- Painting to all external timber finishes
- 3x garden taps fixed to house

INTERNAL

- 2550mm ceiling height, 10mm thick plasterboard, 75mm cove cornice (square set cornice lines to raked ceilings and hi-light windows if applicable)
- Corinthian 2040mm high Premium Skin Readicote doors
- 2400mm high plaster panelled robe sliding doors with shelving units and hanging space
- Gainsborough rectangular flush pull handles to sliding cavity doors
- Gainsborough Contractor 100 Series, Amelia Lever door handles to hinged doors
- 90mm MDF skirtings and 68mm MDF architraves
- \$20,000 worth of joinery for Kitchen, Laundry and vanities
- 900mm high mirrors with polished edge to width of vanities

ELECTRICAL

- 70mm fixed LED downlights to Living areas and Hallways
- Batten holders to Bedrooms, Laundries and Outdoor Living areas
- Hardwired smoke detectors with battery back-up outside bedrooms
- External twin spotlight to Laundry door
- 2x double fluro's to Garage
- Single & Double Power Points, 1x double waterproof power point to Outdoor Living area
- Connections to Dishwasher only
- Gas ducted heating with evaporative cooling
- TV Aerial with TV point to each Living area
- 4 light IXL Tactic to Bathroom and Ensuite
- 1x Phone Point

PLUMBING FITTINGS

- Seima Kubic 1¾ stainless steel Kitchen sink with Qaad Sink Mixer
- Seima Acero 45 litre Laundry trough with Qaad Sink Mixer
- Seima Kyra square ceramic basins with Qaad Basin Mixers
- Qaad Hi-Rise shower outlet with Qaad Shower Mixer
- 1675mm Seima Select Rectangle Bath with Qaad Wall Bath Mixer and Outlet Set
- Seima Square 400 series Glass Shelf to showers
- Seima Square 400 series Double Towel Rail
- Seima Mero Toilet with Seima Square 400 series Toilet Roll Holder
- 2000mm high pivot out shower screens with clear laminated glass
- Thermann Natural Gas Solar hot water service 315litre storage tank
- Stainless steel floor grates to showers
- Stainless steel Technika Gas Cooktop, H640SXPRO 4 Burner with Cast Iron Trivets, 600mm
- Stainless steel Technika Wall Oven, TO86MSS-3 8 Function, Digital Clock, Telescopic Rails, 600mm
- Stainless steel Technika Rangehood, SL10160I-3 Single Motor Slideout, 600mm
- Connections to dishwasher only, client to provide own dishwasher

FLOOR COVERINGS

Tiles:

- \$30 per m2 allowance for ceramic wall tiles to: 2000mm high in shower, bath hob, 400mm bath splashback, 200mm vanity splashbacks, 650mm high Kitchen splashback, 400mm Laundry splashback
- \$35 per m2 allowance for ceramic floor tiles as noted on plans (tiled skirting to wet areas)
- Insitu tiled shower bases

Carpet:

- \$40 per m2 allowance for carpet to Bedrooms and some Living Areas as noted on plans.

Please note that these inclusions are subject to change without notice, due to products availability. Jason Wescott Builder reserves the right to change these inclusions as required.