

Timetrex Builder Pty Ltd

Standard Inclusions & Specification

Subject Site: 88 Hotham Road, Niddrie

SLAB FOOTING:

- Slab footing pour slab as per plan

FRAMING:

- Stabilised framing 90mm internal and external walls throughout.

BRICKS:

Brickwork as per plan pc \$700.00 per 1000 bricks

WINDOWS:

Aluminum windows to be semi domestic grade including fly screens for windows.
(Note: No Fly screen doors included)

ROOFING:

- Cement tile roof as per town planning permit

PLUMBING:

- General: Concealed plumbing waste pipes as per plan.
- Roof plumbing: colorbond quad gutter and round pipes.

FRONT PORCH:

- Fibro cement sheeting ceiling with quad corners, light point to front porch.

FRONT ENTRY DOOR:

- Entrance door timber frame with timber sill, with glazed sidelights. Door to be 820mm wide
- Door furniture including deadbolt to be Trilock from Builder as per plan.

LAUNDRY:

- Builder to supply and install drop in cabinet for laundry.

GARAGES:

- Double sectional colourbond panel doors with two remote controls.
- Plasterboard ceiling only.
- External weatherproof hinged door.
- Door furniture from Builders standard category 1 range.

INTERNALS

CEILING HEIGHTS:

- As per plan

PLASTERING:

- Plaster walls and ceilings as per plan square set cornice

DOORS:

- 2040mm high flush panel doors.
- Paint finish for doors with bright chrome hinges and latches.
- Door furniture from builder's range Gainsborough.
- Doorstops to all internal doors.

MOULDINGS:

- Skirting 67mm high single beveled (18mm thick).
- Architraves 67mm wide single beveled (18mm thick).

BEDROOM:

- Builder to supply one shelf and hanging rod. Additional shelving included.

KITCHEN:

- Kitchen cupboards to be laminex
- Bench Tops to be Caesar Stone or similar
- Bench appliances to be 600mm stainless steel.
- European Dishwasher included.

LAUNDRY/BATHROOM, W.C & KITCHEN:

Builder to supply and install basin, toilets, and taps.

Shower screen to be semi frameless including tiled shower base.

HOT WATER SERVICE:

- Bosh or Rinnai instantaneous hot water service and 2000-litre water tank.

FLOOR COVERINGS:

- Tiles for bathrooms to be laid to standard height including kitchen and laundry PC \$30.00 meter.
- Laminate timber floor to standard builders range.
- Carpet for bedrooms \$100.00 per meter including installation.

HEATING & COOLING:

- Builder to supply and install ducted heating
- 1 Split system to living area reverse cycle.

PAINTING:

- Builder to paint interior and exterior 3. Coats system finish.

EXTERNAL CONCRETE:

- Builder to pour new driveway plain concrete standard finish.

LANDSCAPING:

- Builder to supply and install planting as per landscape plan

ELECTRICAL:

Builder to supply and install as per plan.

INSULATION:

- As per energy rating report

OTHER INCLUSIONS:

- Builder to supply building permits.

Not responsible for any delays due to weather conditions

Mario Mazza

Director.

