



SCHEDULE OF FINISHES

ABN: 93 081 235 056

PROJECT :
 SITE ADDRESS :
 CONTACT :
 EMAIL :
 MOBILE :

1. SITE WORKS

	DESCRIPTION	ALLOWANCE
1	Demolition	N/A
2	Shire crossover fee	N/A
3	Setout by Surveyor	YES
4	Hard digging/blasting	N/A
5	Site clearing/trees	N/A
6	Sand pad – A or S Class	YES
7	Sewer connection - To Village System	YES
8	Septic system	N/A
9	Stormwater Disposal – To Client Supplied & Install Rainwater Tank	TBA
10	Connection fees to Shire Drainage System	N/A
11	Sub soil drains/cut off drains	N/A
12	Retaining walls - As per plans	N/A
13	Electricity - underground	N/A
14	Concrete pump	N/A
15	Water availability	N/A
16	Natural Gas run in	N/A
17	Telstra run in	YES
18	Footpath Conditions	N/A

2. CONCRETER/PAVER

Footings & Floor	: Honed and as per Engineers details. Grey Cement.
Termite Control	: Treatment to underside of house slab, reticulation system to perimeter and collars to plumbing penetrations
Grano Paving	: To Carport/ Storage
Colour	: Grey
Finish	: Brushed Finish

3. METALWORK

Metre Box	: Lockable Electric/Gas Combination with Viewing Panel
------------------	--

4. EXTERNAL JOINERY

Manufacture	: uPVC Supplied and Installed by Cannon Double Glazing
Frame & Hardware Colour	: TBA
Hardware	: Multiple locking Cam locking hardware by ROTO FRANK,
Obscure Glass	: TBA
Flyscreens/Fly Doors	: To all opening Windows and Sliding Doors

5. TIMBER FRAMING

Roof Framing	: H3 Primed Pine Truss Roof Framing
Wall Framing	: 90 x 35 H3 bottom plate with H2 Blue Pine Studs to remainder at 450 centres
External Cladding	:
Material	: TBA
Fascia	: Timber (paint grade)
Colour	: TBA
Eaves Lining	: N/A

6. ROOF COVER

Custom Orb	: Zinalume
Insulation	: 50mm Anticon to the underside of entire roof sheeting

7. ROOF PLUMBER

Gutters	: Zinalume
Style	: Quarter Round

8. TIMBER JOINERY

External Door Jambs : N/A

9. PLASTERER – WALL AND CEILING FINISHES

External Walls :
Internal Walls : Plasterboard, Villaboard to Wet Area
Ceilings : Plasterboard Throughout
Cornices : 67x19 Square LOSP
Insulation : R5.0 Batts in Ceilings, R2.7 90mm High Performance batts in walls.

NOTE: : No allowance for ceiling and wall linings to Carport/ Storage.

NOTE: : Exposed timber rafter tails (painted) to eaves and on the rake.

10. DOORS EXTERNAL

NOTE : **All External Doors are Keyed Alike**

Front Entrance Door : 870mm uPVC frame
Glazing : Clear Toughened
Furniture : Lever D Handle with Cylinder Locking,
: 4 point hook lock mechanism, by ROTO FRANK
Colour : TBA

11. DOORS INTERNAL

Internal Doors : Redicote - Solid Construction (paint grade)
Furniture : Gainsborough G2 Series Lever on Smooth Round Rosette
Colour : Bright Chrome/Satin Chrome
Specialty Doors : N/A
Privacy Locks : To Bathroom

12. INTERNAL JOINERY

Hanging Rails : 18mm Chrome
Bedroom Robes : 1 Melamine Shelf and 1 Chrome Hanging Rail, as per plan
Linen Cupboard : 4 White Melamine Shelves, as per plan
Broom Recess to Linen : N/A
Pantry : 4 White Melamine Shelves, as per plan
Internal Door Frames : Paint Grade Timber
Architraves/ Skirtings : 66x18 Painted LOSP Pencil Round

Sills	: N/A – Flush Plasterboard
Shelving	: 450mm wide Melamine, as per plan
Cornice	: 42x42 (11mm) LOSP External Mould

13. CUPBOARDS

KITCHEN

Tops	: Stone - Essa Stone
Selection	: TBA (Colour)
Fascia	: 40mm Pencil Round
Fronts	: Vinyl Wrap
Selection	: TBA (colour and profile)
Contrasting Fronts	: N/A
Position	: N/A
Kickboards	: Aluminium/To match fronts
Handles	: \$10 Allowance per Handle, exc GST
Position	: Horizontal/Vertical
Interior	: White Melamine

BATHROOM

Tops	: Stone - Essa Stone
Selection	: TBA (Colour)
Fascia	: 40mm Pencil Round
Fronts	: Vinyl Wrap
Selection	: TBA (colour and profile)
Contrasting Fronts	: N/A
Position	: N/A
Handles	: \$10 Allowance per Handle, exc GST
Position	: Horizontal/Vertical
Interior	: White Melamine

LAUNDRY

Tops	: Stone - Essa Stone
Selection	: TBA (Colour)
Fascia	: 40mm Pencil Round
Fronts	: Vinyl Wrap
Selection	: TBA (colour and profile)
Contrasting Fronts	: N/A
Position	: N/A
Handles	: \$10 Allowance per Handle, exc GST
Position	: Horizontal/Vertical
Interior	: White Melamine

14. PLUMBING

Stormwater	: Connected, as per plan
External Taps	: 1 Garden Tap, as per plan
Floor Wastes	: Chrome Square
Dishwasher Recess	: TBA
Water Filter	: N/A
Fridge Recess Provision	: N/A
Reticulation Provisions	: N/A
Reflux Valve	: N/A

15. PLUMBING FIXTURES

BATHROOM

Basin	: Semi Recessed
Selection	: Caroma Liano Semi Recessed Basin, 1 TH
Plug and Waste	: Mizu Push Plug
Tapware	: Mixer
Selection	: Caroma Saracom Basin Mixer
Shower	: <i>To be positioned 2000mm above FFL</i>
Selection	: Posh Solus Mk3 Rail Shower
Tapware	: Mixer
Selection	: Caroma Saracom Bath/ Shower Mixer
Towel Rail	: Chrome
Selection	: Posh Solus Mk2 Double Towel Rail
Soap Dish	: N/A
Toilet Suite	: Caroma Cameo Close Coupled S/T Suite White
Tapware	: Chrome Ministops and Connector
Toilet Roll Holder	: Chrome
Selection	: Posh Solus Mk2 Toilet Roll Holder

LAUNDRY

Trough	: Inset
Selection	: Everhard Benchline S/S Drop IN Tub 35ltr
Tapware	: Mixer
Selection	: Caroma Saracom Sink Mixer
Washing Machine Tapware	: Chrome Acro RA WM Stops, hot and cold

KITCHEN

Sink	: Clark 4050 Candice S/S LH Bowl, 1 TH
Tapware	: Mixer
Selection	: Caroma Saracom Sink Mixer

HWS

HWS	: Provisional Sum Allowance for Supply of Heat Pump - \$2,500
------------	---

16. PLUMBING FIXTURES

Type	: LPG
Gas Bottles	: N/A
HWS	: Provisional Sum Allowance for Supply of Heat Pump - \$2,500

17. ELECTRICIAN

Mains	: Up to 15m Underground, to be connected
Phase	: Single
Switch Plates	: Clipsal Classic C2000
Switch Plate Colour	: White
Light Fittings	: Recessed LED non vented/ sealed down lights.
Light Fittings Colour	: White/Satin Chrome
Power Points	: Clipsal Classic C2000 Double GPO's, as per plan
Dimmer Switches	: N/A
Ceiling Fans	: Air Ace 1200mm White, As per plan
Smoke Detectors	: x1 Hardwired, as per plan
Oven	: Bosch HBG675BB2A
Hot Plate	: Bosch PXE651FC1E
Rangehood	: Bosch DFS067A50A
Dishwasher	: N/A
Dishwasher Recess	: N/A
Exhaust Fans	: Bathroom only
Home Technology	: 1 TV point, 1 Data Point, 1 Phone Point. Fibre Connection & charges by Clients provider

18. CERAMIC TILER

Supplier	: TBA
Floor Tiling	: Allowance \$50/sqm, exc GST

Position : Bathroom, Laundry
 Laid : Square
 Note : *No allowance for Rectified Tiles*

Wall Tiling : Allowance \$50/sqm, exc GST
 Position : 2000mm height to Shower
 : Dado height to remainder of Bathroom
 : Skirting tiles to Laundry and WC
 Laid : Square
 Note : *No allowance for alternative laying patterns, listello tiles or rectified tiles*

19. PAINTER

Internal and External : Zero VOC Water based Painting to Walls, Ceilings & Doors

20. GLAZIER

BATHROOM

Shower Screen and Pivot

Door : 10mm Frameless w/ Clear Toughened Glass
Mirror : Full width of Vanity and level with top of Shower Screen
 Selection : Polished Edge

21. SUNDRY ITEMS

Clothes Line : N/A
Fencing : N/A
Letterbox : N/A
Window Treatments : N/A
 Air Conditioning Unit : N/A
 Landscaping : N/A
 Rainwater Tanks : By Client
 Greywater System : By Client
 Solar Panels/ Inverter : By Client