



# Standard Inclusion List

## Queensland Residential Housing



Thomas Paul Constructions Queensland

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Signature:

Print name:

Date:

## PRE CONSTRUCTION

- HIA fixed price building contract on receipt of soil testing & foundation design
- Architectural Plans
- Geotechnical site assessment
- Engineering design & wind rating
- Surveyor setout
- Energy efficiency assessment
- Standard house-related certification fees & permits
- Q-Leave & QBCC Home Owners Warranty Insurance
- QBCC Structural guarantee 6 years 6 months
- 12 months defects liability period.
- Management and lodgement of documents for certification
- All weather access & sediment control
- Trade waste bin & temporary WC
- Builders clean upon completion
- Price based on fully serviced residential lot

## SITE WORKS

- Balanced cut / fill excavation to level building pad
- Sewer & Water connection to existing pre tapped junction. (up to 10m)
- Stormwater connected to legal point of discharge (up to 10m)
- Electrical mains to meter board (up to 10m)

## SLAB

- Engineer designed concrete piling to suit soil class
- Engineer designed reinforced concrete waffle slab up to H2 soil classification
- Termite treatment to penetrations and physical perimeter barrier

## WALL & ROOF FEATURES

- Engineer designed treated pine timber frame & trusses (600 cts) to suit site ratings
- Heavy duty breather membrane insulation to external walls
- Brick veneer external walls, bricks from builder's standard range (Where drawn)
- Mortar pre-selected to match bricks
- Cladding feature panels (where drawn)
- Wall batts to cladding feature panels (where drawn)
- Automatic sectional overhead garage door with two remotes

- Pre-Painted metal fascia & gutter from builders range
- Pre-Painted corrugated metal roofing from builders range
- Anticon insulation blanket under metal roofing
- Painted PVC downpipes

## WINDOWS & SCREENS

- Powder coated aluminium clear glazed windows from builders standard range
- Obscure glazing to bathroom & ensuite & WC (if applicable)
- Paint grade timber reveals
- Keyed window locks to all openable sashes
- Powder coated aluminium framed fiberglass screens to openable windows
- Powder coated aluminium diamond grill screen door to entry
- Powder coated aluminium diamond grill screen door to sliding door

## LININGS & FINISHES

- 10mm plaster walls & ceiling
- Cove cornice to living and wet areas (incl robes & linen)
- Fibre Cement sheeting to Eaves, Patio & Alfresco ceiling
- Paint grade timber door jambs
- Paint grade timber skirtings
- Paint grade timber architraves
- Door stops to all hinged doors
- 3 coat paint system with preselected wall color
- 2 coat paint system to ceilings flat white
- 2 coat external paint system with preselected color low sheen
- Carpet on underlay to bedrooms and robes (per plan)
- Waterproofing to all wet areas to meet code requirements
- Ceramic floor tiling to entry, hallways, kitchen, bathrooms, living (as per plan)
- Roller blinds to living rooms and bedrooms
- Plain grey concrete to garage floor

## DOORS & ROBES

- Exterior paint grade Entry Door
- Exterior paint grade flush panel to laundry/ garage
- Internal flush panel doors throughout
- Trilock entry lock to entry door

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- Lever entry set to remainder external hinged doors
- Lever privacy, passage and dummy sets throughout
- Mirror sliding doors to robes
- Built in robes with melamine shelf and chrome hanging rail
- Linen press with 4 melamine shelves

### ELECTRICAL

- Fully Ducted Air Conditioning throughout
- Single Phase Meter box with circuit breakers and safety switch / RCD. Located closest to mains connection point.
- Hard wired smoke detectors to meet code requirements
- Double power points throughout
- External single power point to Alfresco
- LED Lighting throughout (refer to electrical plan)
- Ceiling Fan to Alfresco
- 3 in 1 (heater/fan/light) to bathroom & ensuite
- Ceiling Fans to bedrooms
- Exhaust fan to laundry & separate WC
- Pendant lights over kitchen breakfast bar
- Energy efficient electric hotwater system
- TV antenna
- TV points to each living room
- NBN Ready construction. Note; application fee to be paid for by first occupant (per unit).

### KITCHEN

- Custom laminate kitchen cabinets
- 20mm engineered stone kitchen benchtop - builders range
- Overhead cabinets with bulkhead above
- Soft close joinery doors and drawers
- 1 3/4 Bowl stainless steel sink
- 600mm ceramic cooktop
- 600mm recirculating rangehood
- 600mm stainless steel dishwasher
- 600mm stainless steel oven
- Cold water point to fridge space
- Vitreous china inset basin to vanity's
- Chrome sink mixer
- Tiled splashback

### BATHROOM & ENSUITE

- Custom laminate vanities to match kitchen
- 20mm engineered stone vanity benchtop -

### Builders Range

- Soft close joinery doors & drawers
- Polished edge mirrors to match vanities
- Vitreous china close coupled toilet suites
- Bath to main bathroom as shown on working plans
- Semi frameless glass shower screen with chrome frame
- Recessed shower floors to bathroom and ensuite (where applicable)
- Ceramic tiled shower base and floors
- Ceramic wall tiles 600mm high bath splashback
- Ceramic wall tiles 2000mm high to showers
- Chrome basin mixers to vanities
- Chrome mixer & rose to shower
- Chrome towel rails, hand towel ring & toilet roll holders
- Chrome floor wastes throughout

### LAUNDRY

- Stainless steel tub with poly cabinet
- Chrome mixer tap, & washing machine cocks
- Tiled floor, skirting tile & splashback

### LANDSCAPING & DRIVEWAYS

- Exposed aggregate alfresco, driveway & paths (as drawn)
- Garden bed ( up to 10 sqm)
- Fencing & gate to meet covenant requirements
- Standard Turf allowance
- Decorative gravel used in areas turf will not grow at builders discretion
- Letterbox with street numbering
- Wall or fenced mounted clothesline
- Yard gullies (up to 5)
- Two external garden taps

#### PLEASE NOTE:

This list of inclusions and specifications is intended as a guide only. Where the inclusions and proposed plans are conflicting, the proposed plans will take precedent. Thomas Paul Constructions (Qld) reserves the right to alter designs and specifications and/or substitute inclusions of equivalent standard without notice.

\*Terms and Conditions apply, please refer to structural guarantee documentation.

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