

Jason Wescott Builder

Callwell 34 - Quality Inclusions

DOCUMENTATION

- Construction plans, bushfire assessment, energy report
- Building permit and insurances
- 5 hours worth of colour consultation

SITE PREPARATION & SERVICES

- \$5000 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
- \$1,500.00 per 1000 bricks 76mm face brickwork, brickwork included above all external openings
- Rendered façade features (as shown on plans)
- Steel Durugal posts
- Double glazed aluminium windows and sliding doors with aluminium flyscreens and flydoors
- Colorbond roof with sarking, colorbond fascia and gutter, 80mm PVC downpipes
- R2.5 Batt wall insulation, R5.0 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 Panel lift (2330mm high x 4880mm wide) Garage door with remotes
- 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
- 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, Lianna Lever door handles to hinged doors
- 90mm MDF skirtings and 68mm MDF architraves
- \$25,000 worth of joinery for Kitchen, Laundry and vanities
- 600 x 300mm Niche to Ensuite shower
- 900mm high mirrors with polished edge to width of vanities

ELECTRICAL

- Consult and design with electrician
- Single phase meterbox
- 90mm fixed LED downlights to Master Bedroom, Kitchen, Living areas & Hallways
- Batten holders to other bedrooms, Laundries and Storage areas
- Hardwired smoke detectors with battery back-up outside bedrooms
- External twin spotlight to Laundry door
- 2x Baron LED 1200mm Batten lights to Garage
- Single & Double Power Points, 1x double waterproof power point to Outdoor Living area
- Reverse cycle ducted heating and cooling
- TV Aerial with TV point to each Living area
- Solace Heat Light & Fan to Bathroom and Ensuite
- Exhaust fan to Bathroom, Ensuite and Toilet
- 1x Phone Point
- 2x Data points, Cat 6, up to 20m
- 1x Door bell

PLUMBING FITTINGS

- Posh Solus 1¾ stainless steel Kitchen sink with Arlo Sidelever Gooseneck Mixer Tap, Chrome
- Base 45 litre stainless steel Laundry trough with Arlo Sidelever Gooseneck Mixer Tap, Chrome
- Posh Solus semi inset basins with Arlo Basin Mixer Taps, Chrome
- Lexi Square Shower Rose and Phoenix Rush Shower Arm with Arlo Shower Mixer Tap
- 1690mm Posh Domaine Inset Bath with Arlo Wall Bath Mixer and Outlet Set
- Phoenix Radii, Round Chrome Double Towel Rail, 800mm
- Posh Solus close coupled back to wall Toilet with Phoenix Radii 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, TO605TX, 4 Burner with Cast Iron Trivets, 600mm
- Stainless steel Technika Wall Oven, TO605TX 5 Functions, 85 litre capacity interior, 600mm
- Stainless steel Technika Rangehood SL10160I-4 Slide Out, 600mm
- Dishwasher Technika 600mm TDX7SS-5

FLOOR COVERINGS

Vinyl Planks:

- \$68 per m2 allowance for vinyl plank flooring to Hallways, Family, Kitchen, and Dining rooms

Tiles:

- \$55 per m2 allowance for porcelain wall tiles to: 2000mm high in shower, bath hob, 400mm bath splashback, 200mm vanity splashbacks, 650mm high Kitchen splashback, 400mm Laundry splashback
- \$66 per m2 allowance for porcelain floor and skirting tiles to wet areas
- Insitu tiled shower bases

Carpet:

- \$50 per m2 allowance for carpet to Bedrooms and Theatre room as noted on plans.

Please note soil test and engineering plans are not included. Inclusions are subject to change without notice, due to products availability. Jason Wescott Builder reserves the right to change these inclusions as required.