



*Specialising in new homes, renovations, extensions & commercial*

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# Jason Wescott Builder

## Dorrington 34 Quality Inclusions

### DOCUMENTATION

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

### SITE PREPARATION & SERVICES

- \$5,000 worth of excavation to prepare site for construction (dependant on site)
- 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 per 1,000 bricks 76mm face brickwork, brickwork included above all external openings
- Steel Durugul posts
- Colorbond roof with sarking, Colorbond fascia and gutter, 80mm PVC downpipes
- R2.5 Batt wall insulation, R5.0 Batt ceiling insulation (to liveable areas)
- Corinthian 2340mm high x 1200mm wide White Oak Pivot Door (AWOWS 5VG clear glazing) to Front Entry, with Timber Frame
- Corinthian 2340mm high x 820mm wide Solid Duracote door to rear Garage
- Remainder of external hinged doors to be aluminium, no fly door
- Aluminium windows and sliding doors with aluminium flyscreens and flydoors
- Gainsborough Tri-Lock Omni Allure Double Cylinder Pull Handle Entrance Set to front door
- Gainsborough 840 Governor Entrance Set handle to rear Garage door
- Colorbond Panel lift (2300mm high) Garage door in standard styles with motor and remotes
- 10mm Unispan plasterboard to outdoor covered areas (excluding Verandahs)
- Painting to all external timber finishes
- 3x garden taps fixed to house

### INTERNAL

- Ceiling height 2700mm, 10mm thick plasterboard, 75mm cove cornice
- Corinthian 2340mm 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
- Gainsborough G2 Series Round Smooth Single Cylinder lock to internal Garage/House Access door
- 90mm MDF skirtings and 68mm MDF architraves
- \$30,000 worth of joinery for Kitchen, Laundry and vanities
- 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 & ACCESSORIES**

- Posh Solus 1¾ stainless steel Kitchen sink with Arlo Sidelever Gooseneck Mixer Tap, Chrome
- Base Inset 42 litre 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
- Niche 300mm high x 900mm wide to showers
- Radian Double Towel Rail Round Chrome 800mm
- Posh Solus Toilet Suite with Radian Toilet Roll Holder Round Chrome
- Radian Robe Hook Round Plate Chrome to Powder Room
- 2000mm high pivot out shower screens with clear laminated glass
- Thermann Gas Solar hot water service
- Cold water point to fridge
- Stainless steel tile insert floor waste to showers
- Stainless steel Technika appliances including: Gas Cooktop H950STXFPRO 5 Burner (900mm), Built In Oven T948SS-5 (900mm), Slideout Rangehood SL10190ISS-4 (900mm), Dishwasher TDX7SS-6 (600mm)

## **FLOOR COVERINGS**

### ***Vinyl Flooring:***

- \$68 per m2 allowance for supply and installation of vinyl flooring to Living Areas as per plans.

### ***Carpet:***

- \$50 per m2 allowance for supply & installation of carpet to Bedrooms and some Living Areas, per plans.

### ***Tiles:***

- \$55 per m2 allowance for supply of porcelain wall tiles to: 2000mm high in shower, bath hob, 600mm high bath splashback, 200mm high vanity splashback, 650mm high kitchen splashback, 400mm high laundry splashback
- \$66 per m2 allowance for supply of porcelain floor tiles to wet areas with 100mm tiled skirting
- Insitu tiled shower bases

*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.*