

Standard Inclusions – Granny Flat

NSW

SITE PREPARATION

Site clearance and preparation
Bulk earthworks over affected area of site to achieve levels
Remove existing trees & rubbish

BUILDING WORKS

Engineered designed concrete waffle pod slab with brick rebate and exposed perimeter edge beam
Under slab piling where applicable
Under slab plumbing
Under slab drainage
Termite protection

COLUMNS

Brick columns – from nominated supplier
Brick Piers – from nominated supplier

ROOF

Timber truss roof framing
Tiled Roof (from Builders Standard Range – to match main house)
Insulation for thermal protection – R1.5 medium external walls R3 ceilings
Colorbond metal fascia & gutter, downpipes to painted UPVC connected to rainwater tank and stormwater drainage system

EXTERNAL WALLS

Preselected Brick Veneer Wall from nominated supplier
Preassembled radiata pine wall frames and trusses
Preselected coloured mortar and joint finishes – to match main house
Single skin brick wall
Preselected lightweight feature walls where shown on plan

WINDOWS

Aluminium clear glazed sliding windows with keyed locks (where applicable). All opening windows with fly screens. Colours from Builders Standard Range.
Quality Vertical Blinds to all clear glazed windows

EXTERNAL DOORS

External door in Builders Standard Range
Security door to external glass slider from nominated supplier
Aluminium clear glazed sliding door with keyed lock & security slider (where applicable)
Quality Vertical Blinds to sliding door

INTERNAL DOORS

Primed internal doors – flat finish Door furniture: Passage & Privacy sets in Builders Standard Range

INTERNAL

Stud framed walls
Wall insulation for thermal protection R1.5 Batts
Plasterboard & Villabond walls & ceilings with 90mm cover cornice throughout living areas and bedrooms
Skirtings and architraves are pencil round point suitable for painting
Two coats of premium grade washable wall paint
Hinged swing flush panel internal doors to the built in cupboards (suitable for [painting] in the bedrooms & linen White melamine (low maintenance) shelving to linen cupboard

INTERNAL SCREENS

Aluminium fixed showerscreen with pivot door, coloured frame and clear toughened glass

WALL FINISHES

Plasterboard wall lining
Paint finish to wall linings
Ceramic wall tiling to kitchen splash back
Ceramic wall tiling 2000 mm in shower recess to bathroom
Waterproofing to wet areas
Tile splashbacks above bath and vanities
Dado height wall to bathroom where applicable
Skirting tiling to bathroom & laundry (if applicable)

FLOOR FINISHES

Carpets: Quality carpet from Builders Standard Range to all bedrooms and inside robes as well as hallways & living areas
Tiling: All ceramic floor tiling from Builders Standard Range.
Tiled floor to kitchen where marked on footprint design , basic straight lay with no feature tiles
Bath/ Laundry room: Tiled floor. Straight lay only
Nominal 600mm over the laundry trough
Waterproofing to all wet areas
Decorative spray finished concrete paths

CEILING FINISHES

Plasterboard ceiling
Tradex Ceiling Paint (Illusive White) to ceilings

FITMENTS - KITCHEN

Cupboards: Square edge door and drawer fronts from Builders Standard Range with P.V.C edging and selected door handles (from Builders Standard Range). Corner cupboards with folding doors if applicable
600mm drawers (if possible) with cutlery tray to top drawer
Metal draw runners
White Melamine Pantry unit as per plan. Polytec colours to be selected from Builders Standard Range
Laminex Bench Tops, profile and colours to be selected from Builders Standard Range
Stainless steel 1 ½ bowl sink from Builders Standard Range
Sink Mixer (chrome) from Builders Standard Range
600m Electrical Stainless Steel fan forced under bench oven

Gas Stainless Steel Cooktop
600mm Stainless Steel recirculating Rangehood
600mm Stainless Steel Dishwasher – standing full size

FITMENTS – BATHROOMS / ENSUITES

Multi directional shower rose (chrome) from Builders Standard Range
White gloss vanity unit/s with moulded top & basin
Aluminium framed mirror over vanity
Double towel rail (chrome) from Builders Standard Range (where space allows)
Chrome style soap holder from Builders standard Range
Toilet Suites: Ceramic dual flush cistern (white) and vitreous china S trap pan (white) from Builders Standard Range
Chrome toilet roll holder from Builders Standard Range

FITMENTS - LAUNDRY

30 litre white trough with suds by-pass and cabinet under
Preselected water conserving tapware – handles & flanges
minimum 3 star rating

ELECTRICAL - SAFETY

No less than 9 white double power points throughout the house
No less than 3 white single power points throughout the house
Quality builders package internal & external light fittings - Alabaster 30 & 40 cm Fluro & oyster
One (1) television point with coaxial cable
One (1) TV aerial
One (1) split system, reverse cycle air conditioner to main living area – 2.5 hp (6kw)
Automatic circuit breakers with earth leakage safety switches to meter box
Builders Standard Range (white) accessories throughout
Underground connection (80 amp single phase) from main supply to meter box (allow 30 lm)
Smoke detector/s wired to main supply
Exhaust fan to unvented wet area (where applicable)
One (1) telephone point
Continuous flow gas hot water system
Gas hot water service.

GENERAL

6 Year 0 month structural guarantee to protect your investment
Builders all risk insurance
Free 3 month maintenance warranty
Pest control treatment to comply with AS codes
Plan drawings Fees
Engineers Drainages Fees
Council lodgement Fees
Geotechnical Fees
Goods & Services Tax (GST)
Section 94 contributions
Statutory lodgement fees

OTHER EXTERNAL WORKS

Single phase meter box with automatic circuit breakers and earth leakage safety switch including connection fee
Meter connections to water, gas & electricity
NBN Connection
One (1) garden tap included
Tapware selected from Builders Standard Range
Sewer drains allowed as standard
Stormwater connection to existing stormwater system of main residence
Rock excavation (if applicable)
Treated pine retaining wall and other necessary structures (if drawn)
Rural Bushfire Assessment + BAL Zone build costs
Builder's house clean included. Building debris only removed from site on completion

LANDSCAPING

Colorbond fencing to segregate main house from granny flat.
Boundary fencing excluded
One (1) gate between main house and granny flat
Provide alfresco under main roof with decorative spray finished concrete floor
Turf to yard of granny flat only (Gravel to narrow service side where applicable)
Above ground slimline polyethylene water tank to comply with Basix Certificate requirements
Freestanding letterbox on post
Clothesline
Path from front of main house to granny flat door

CERTIFICATION CERTIFICATES

Termite Treatments	BSA Requirements
Smoke Alarms	BSA Requirements
Cert of Compliance Electrical	BSA Requirements
Insulation	BSA Requirements
Glazing windows/ Doors	BSA Requirements
Waterproofing	BSA Requirements
Flammability	BSA Requirements

Thomas Paul Constructions reserves the right to alter designs, specification, colours and provide alternative products or materials of equal quality to those specified without notice -updated 1/July,2016

