

HORSLEY HOMES AND COMMERCIAL

STANDARD INCLUSIONS

PRELIMINARY

- ◊ Comprehensive construction insurance.
- ◊ 6 Months maintenance warranty.
- ◊ 6 Year structural guarantee.

DRAFTING

- ◊ Construction Drawings.
- ◊ Soil test and site assessment.
- ◊ Engineering and certification.
- ◊ Energy efficiency certification.
- ◊ Sanitary plumbing design.
- ◊ Waste water Design.

FEES & CHARGES

- ◊ BSA fees.
- ◊ Portable long service levy.
- ◊ Council fees.
- ◊ Lodgment fee for a class 1 building.
- ◊ Building approval and inspections fee.
- ◊ Flood survey fee.
- ◊ Plumbing fixture fees.

FLOOR OPTIONS

- ◊ Suspended concrete slab and knife edge system.
- ◊ Timber floor on pier and beam.

FRAMES & TRUSSES

- ◊ Treated pine Frames, & Trusses @ 900 crs.
- ◊ 2.4 meter Ceiling height.
- ◊ 600 mm roof overhang.

ROOFING

- ◊ Colourbond corrugated roof .
- ◊ Colourbond fascia and gutter .
- ◊ Metal roof battens.
- ◊ Excludes premium range of colours.

PLUMBING

- ◊ Drainage.
- ◊ Hot & cold water.
- ◊ Storm water connections.
- ◊ Supply and fit instant gas hot water system.
- ◊ 5000 liter poly tank on crusher dust pad
- ◊ Supply & connection of pressure pump.

GLAZING

- ◊ Standard powder coat aluminum windows.
- ◊ Clear glass
- ◊ Nylon fly screens .

CLADDING OPTIONS

- ◊ GB Heritage Sandstone
- ◊ Brick veneer
- ◊ 200mm Classic smooth weathertex.

ENTRANCE DOOR

- ◊ Hume Newington entrance door.
- ◊ Preswung in entry door frame with sill and seals.
- ◊ Entrance lockset. (Gainsborough Trilock)
- ◊ Stainless or polished brass hinges with Weather seal to match.

INTERNAL DOORS & TRIMS

- ◊ Hume Flush panel p/a doors.
- ◊ Door furniture / Lever type.
- ◊ Deluxe satin chrome hinges .
- ◊ Deluxe satin chrome door stops.
- ◊ 42x12 Colonial painted architraves.

PLASTERING

- ◊ External ceilings lined with 10mm water resistant plasterboard.
- ◊ Internal ceilings and walls lined with 10mm plasterboard.
- ◊ 90mm coved cornice throughout.

PAINTING

- ◊ Internal walls one colour in a low sheen acrylic based finish.
- ◊ Internal ceilings one colour in a flat ceiling white acrylic based finish .
- ◊ Internal doors and trim one colour in a gloss oil based finish .
- ◊ External ceilings & soffits one colour in an exterior acrylic based finish .
- ◊ External trim one colour in an exterior acrylic based finish .

KITCHEN JOINERY

- ◊ Lay out as per plan.
- ◊ Rolled edged laminated tops.
- ◊ Laminated doors and panels.
- ◊ Brush chrome handles.
- ◊ 4 drawer cutlery unit.
- ◊ Stainless steel sink, 1 3/4 - 1200mm.
- ◊ Chrome mixer tap ware.
- ◊ Westinghouse oven, cooktop and rangehood.

BATHROOM & ENSUITE

- ◊ Laminated vanity's with drop in basins.
- ◊ Chrome mixer tap ware.
- ◊ Acrylic bath 1625 long
- ◊ Chrome towel rails.
- ◊ Clear glass pivot door Shower Screens.
- ◊ Mirrors 900mm wide with aluminum frames.
- ◊ Dual flush toilet suites.
- ◊ Chrome toilet roll holders.

LAUNDRY

- ◊ Stainless steel 45 ltr tub with chrome mixer tap.
- ◊ Laminated cabinet with rolled top bench.

ROBES

- ◊ Main Robe - White board shelving with hat shelf & chrome hanging rail.
- ◊ Other Robes - White board shelving with hat shelf & chrome hanging rail.
- ◊ Linen cupboard - 4 x White board shelves full width .
- ◊ Aluminum frame, vinyl clad sliding doors.

TILING OF WET AREAS

- ◊ Shower splash back to 2 meters from floor.
- ◊ Bath splash back to 600mm from top of bath.
- ◊ Vanity splash back , one tile high on bench tops.
- ◊ Kitchen splash back to 600mm from top of bench .
- ◊ Laundry Bench splash back to 400mm from top of tub .
- ◊ Floor tiles maximum size of 300mm x 300mm.
- ◊ Wall tiles also allowed one tile, or 200mm high for skirt tile.
- ◊ Tiles laid in standard straight lay pattern.
- ◊ All water proofing included.
- ◊ No allowance for feature or freeze tiles.

ELECTRICAL

- ◊ Subject to owners confirmation of electrical layout and required inclusions.

INSULATION

- ◊ Sisalation foil to external walls .
- ◊ Minimum R1.5 in the walls .
- ◊ Minium R2.5 in the ceiling .

FINAL

- ◊ Site clean up outside.
- ◊ Cleaning of house inside ready for occupation.
- ◊ Final council inspection.