



ABN: 83 053 781 703

ARCHITECTURAL SPECIFICATIONS AND SCOPE OF WORKS FOR THE PROPOSED BUILDING WORK

CLIENT:

JOB NO: 208

DATE ISSUED: 14th January 2014

LOCATED AT: Lot 102/ 5 Millfield Street Kearsley NSW 2325

This specification is primarily architectural and does not outline construction or engineering requirements for the project, however all work will be carried out in a tradesman like manner and in accordance with the Building Code of Australia, relevant Australian Standards, and Local Government requirements.

The document is designed to compliment architectural plans and engineering details. It will represent a detailed list of selections and choices to assist in the finalisation of the quotation to complete the works. These selections and choices will allow each specific trade to complete work during the course of construction to the owner's requirements.

The document is broken up into stages, usually specific to each trade. Where appropriate it will list Provisional Sum Allowances and PC amounts for items required. It will assist both the owner/s and "Freedom Homes"; forming a check list prior to the commencement of work for each stage. Contract work **cannot** commence until necessary selections and specific details for each stage have been finalised. The owner/s will be required to fill out the specification and submit it to "Freedom Homes" Sales staff. Sales will give the owner/s a list of preferred suppliers for items required to select, and helpful advice to assist with this requirement.

On completion of this document it will be checked by "Freedom Homes" and will form part of the "Contract Agreement", signed by both parties. Care should be taken to ensure the accurate completion of this specification. It is a detailed list of the building requirements and scope of works for your project and will take precedence over architectural drawings.

Contents

Accessed Over Architectural Drawings

Contents			Included	
		Section	YES	NO
Main Document	Table of General Inclusions		✓	
	Architectural Specification	1 - 13	✓	
	PC Selections	14	✓	
	Selections Summary	15	✓	
	Schedule of Provisional Sums	16	✓	
Attachments	PC selection quotes from suppliers		<input type="checkbox"/>	<input type="checkbox"/>
	Floor Plans		<input type="checkbox"/>	<input type="checkbox"/>
	Elevations		<input type="checkbox"/>	<input type="checkbox"/>
	Site Plan		<input type="checkbox"/>	<input type="checkbox"/>
	Plumbing Layout Plan		<input type="checkbox"/>	<input type="checkbox"/>
	Electrical Layout Plan		<input type="checkbox"/>	<input type="checkbox"/>
	Kitchen Layout Plan		<input type="checkbox"/>	<input type="checkbox"/>
	Other		<input type="checkbox"/>	<input type="checkbox"/>

TABLE OF GENERAL INCLUSIONS

● Standard inclusion for Tender

○ Not Included in Tender

Note: Please refer to each section for the full scope of works as selected.

	Page No.	Kit	Lockup	Complete
1) Site Works	6			
1.1 Access road to site	6	○	●	●
1.2 Site clearing	6	○	●	●
1.3 Excavation of site	6	○	●	●
1.4 Removal of Soil & Tree debris	6	○	●	●
1.5 Initial Power to site	6	○	○	●
1.6 Water to site	7	○	○	●
1.7 Site clean	7	○	●	●
1.8 Internal clean	7	○	○	●
1.9 Termite Protection	7	○	○	○
1.10 Site work notes	7	-	-	-
2) Foundations & Concreting	8			
2.1 Surveyor set out	8	○	●	●
2.2 Concrete slab floor	8	○	●	●
2.3 Electrical	8	○	●	●
2.4 Verandah slab/s	8	○	●	●
2.5 Paths or Driveway	9	○	○	●
2.6 Tank pads or Other	9	○	○	●
3) Drainer – Plumber – Gas Fitter	10			
3.1 Drainage to concrete slab floors	10	○	○	●
3.2 Sewerage System	10	○	○	●
3.3 Stormwater	11	○	○	●
3.4 Plumbing Layout Plan	11	○	○	●
3.5 Water Services	11	○	○	●
3.6 Tapware & PC Items	13	○	○	●
3.7 Gasfitter	13	○	○	●

TABLE OF GENERAL INCLUSIONS

● Standard inclusion for Tender

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Note: Please refer to each section for the full scope of works as selected.

	Page No.	Kit	Lockup	Complete
4) Carpenter (Construction & Exterior) <i>Kit Supply Only</i>	14			
4.1 Steel house floor system	14	●	●	●
4.2 Steel verandah floor system	14	●	●	●
4.3 Timber verandah floor system	14	●	●	●
4.4 Frames	14	●	●	●
4.5 Roof Trusses & Beams	15	●	●	●
4.6 Verandahs	15	●	●	●
4.7 External stairs	15	○	○	●
4.8 Features / Trims etc	16	○	●	●
4.9 Exterior door selections	17	●	●	●
4.10 Eaves and Soffit Linings	17	●	●	●
4.11 External cladding	17	●	●	●
4.12 External balustrade	18	○	○	●
5) Carpenter (Interior) <i>Kit & Lockup Supply Only</i>	19			
5.1 Mouldings	19	●	●	●
5.2 Doors	19	●	●	●
5.3 Internal Door Furniture	20	●	●	●
5.4 Built in Robes & Cupboards	21	●	●	●
5.5 Timber polished floors	23	○	○	●
6) Bricklayer / Masonry <i>Kit Supply Only</i>	24			
6.1 Exterior face brickwork	24	●	●	●
6.2 Interior face brickwork	26	○	●	●
6.3 Exterior brickwork "Bag Rendered"	27	○	●	●
6.4 Exterior brickwork "Skim Rendered"	28	○	●	●
6.5 Exterior brickwork "Full Render Coat Finish"	28	○	●	●
6.6 Exterior brickwork "Other Coating Finish"	29	○	●	●
6.7 Other Masonry	29	○	●	●

TABLE OF GENERAL INCLUSIONS

● Standard inclusion for Tender

○ Not Included in Tender

Note: Please refer to each section for the full scope of works as selected.

	Page No.	Kit	Lockup	Complete
7) Roof & Roof Plumber <i>Kit Supply Only</i>	30			
7.1 Metal Fascia & Barges	30	●	●	●
7.2 Metal Gutters	30	●	●	●
7.3 Downpipes	30	●	●	●
7.4 Metal Roof & Cappings	31	●	●	●
7.5 Roof Tiles	31	●	●	●
7.6 Insulation / Moisture Barriers	31	●	●	●
7.7 Roof Vents	32	○	○	●
7.8 Sky Lights	32	○	●	●
8) Windows & Entry Doors <i>Kit Supply Only</i>	33			
8.1 Timber Hinged Entry Doors & Sidelights	33	●	●	●
8.2 Exterior Timber Door Furniture	34	●	●	●
8.3 Windows & Door Units / Sliders	35	●	●	●
8.4 Window and Door Units Glazing	36	●	●	●
8.5 Flyscreens	37			
8.6 Security Doors	37	○	○	●
8.7 Security Window Shutters	37	○	○	●
8.8 Garage Doors	38	●	●	●
9) Electrician	39			
9.1 Power to Site	39	○	○	●
9.2 Connection to Dwelling	39	○	○	●
9.3 Electrical Wiring	40	○	○	●
10) Plasterer & Internal Linings <i>Kit & Lockup Supply Only</i>	42			
10.1 Insulation	42	●	●	●
10.2 Wall & Ceilings	42	●	●	●
10.3 Ceiling Cornice – (wall to ceiling junction finish)	42	●	●	●
10.4 Plaster Features	43	○	○	●
10.5 Plaster Bulk Heads	43	○	○	●



TABLE OF GENERAL INCLUSIONS

● Standard inclusion for Tender

○ Not Included in Tender

Note: Please refer to each section for the full scope of works as selected.

	Page No.	Kit	Lockup	Complete
11) Kitchen & Joinery	44			
11.1 Kitchen	44	○	○	●
11.2 Vanity Units	44	○	○	●
11.3 Laundry Tub/Units	45	○	○	●
11.4 Shelving	45	○	○	●
11.5 Staircases & Balustrades - (Internal)	45	○	○	●
12) Wall & Floor Tiler	46			
12.1 Wall & Floor Tiling Notes	46	-	-	-
12.2 Laundry	47	○	○	●
12.3 Bathroom	47	○	○	●
12.4 Ensuite	48	○	○	●
12.5 Powder Room/Mud Room/ Ensuite 2	50	○	○	●
12.6 WC	51	○	○	●
12.7 Additional Wet Areas	52	○	○	●
12.8 Kitchen	53	○	○	●
12.9 Additional "Interior" Floor Areas	53	○	○	●
12.10 Additional "Exterior" Floor Areas	54	○	○	●
12.11 Special Wall & Floor Tiling Instructions	54	-	-	-
13) Painter	55			
13.1 Colour Selections	55	○	○	●
13.2 Paint Types	56	○	○	●
13.3 Feature Walls	57	○	○	●
14) PC Selections	58			
14.1 Kitchen	58	-	-	-
14.2 Wet Areas	59	-	-	-
15) Other PC amounts & additional notes	62	-	-	-
16) Schedule of Provisional Sums	63	-	-	-

1) SITE WORKS

1.1 Access Road to Site



☐
By Builder

☐
By Owner

☒
N/A

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐

→ Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.2 Site Clearing



☐
By Builder

☐
By Owner

☒
N/A

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐

→ Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.3 Excavation of Site



☒
By Builder

☐
By Owner

☐
N/A

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐

→ Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.4 Removal of Soil & Tree Debris



☒
By Builder

☐
By Owner

☐
N/A

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐

→ Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.5 Initial Power to Site



- Power Supply

To site by owner

Aerial temporary by builder

Underground temporary by builder

Generator temporary by builder

☒
☐
☐
☐

(Aerial mains supply to temporary power pole)

(Underground main's supply to meter box on stand)

(Hire rate allowed in the contract price)



Note: If required – temporary power by generator will be at a weekly hire rate of \$165.00 inc. GST.

Initials: Freedom Homes:

Client:

1) SITE WORKS

1.6 Water to Site



By Builder ☒ By Owner ☐ N/A ☐

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐



Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.7 Site Clean (During Construction)



By Builder ☒ By Owner ☐ N/A ☐

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐



Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.8 Internal Clean (Prior to Handover)



By Builder ☒ By Owner ☐ N/A ☐

If by builder: 1) Fixed price included in quote ☐

Or 2) Provisional Sum ☐



Amount to be shown at Section 16 "Schedule of Provisional Sums"

1.9 Termite Protection

Note 1: No allowance has been made for termite protection other than pipe penetrations in concrete slabs as applicable. Protection provided is the minimum as per the building code of Australia for steel framing.

- Request further protection: ☐ Yes ☒ No

☐ By Builder

☐ By Owner

- Protection type:

1.10 Site Works Notes



Notes to above;

Initials: Freedom Homes:

Client:

2) FOUNDATIONS & CONCRETING

2.1 Surveyor Set Out



By Builder ☒ By Owner ☐ N/A ☐

2.2 Concrete Slab Floors



Sub Floor ☐ Ground Floor ☒ 1st Floor ☐ N/A ☐

- Specification: As per detailed engineer's plans & specifications ☐ (Checked)

- Classification: ☒ Standard Specification for up to "M" Class ☐ Other _____



Notes to above:

SLAB OVER SEWER AT REAR-
SEE ENGINEERING



Note 1: Piering if required and /or indicated on engineer's plans will be charged at \$110.00 inc. GST & Builders Margin per lineal metre.



Note 2: If rock or unstable soil materials are encountered during slab construction then piering or additional slab requirements for construction may be applied by the engineer. These additions to slab construction will not have been detailed in the original approved plans & specifications and therefore a variation at cost plus builder's margin will be charged to the owner to cover engineering and construction works.

2.3 Electrical



Underground ☒ Aerial ☐ N/A ☐

- If underground is entry conduit required to be set in concrete?

☒ Yes ☐ No



(Note: For location of sub-board / metre box see electrical plan)

- Are other electrical conduits required to be set in concrete?

☒ Yes ☐ No

If "Yes", then list:

Island



(Note: For location of other electrical conduits see electrical plan)

Initials: Freedom Homes: _____

Client: _____

2) FOUNDATIONS & CONCRETING

2.4 Verandah Slab/s



Per Plans & Specifications



N/A

- Plain concrete standard non slip cove finish; ☒ Or Other ☐

- If Other: Colour ☐ Stencil ☐ Pattern ☐ Exposed aggregate ☐



Notes to above;

2.5 Paths or Driveway



Per Plans & Specifications



N/A

- Plain concrete standard non slip cove finish ☒ Or Other ☐

- If Other: Colour ☐ Stencil ☐ Pattern ☐ Exposed aggregate ☐



Notes to above;

Bitumen Required For Council Portion of Driveway

2.6 Tank Pads or Other



Per Plans & Specifications



N/A



Notes to above;

2x Slimline - Poly Tanks
Specs: BASE DIAMETER: 1.04m
HEIGHT - 2.03m MOUNTAIN BLUE

Section Note: Foundations & Concreting

No allowance has been made in the event of rock excavation and the resultant extra construction time. Any rock excavation and extra construction time required will be charged at an hourly rate of builder's cost plus builder's margin and GST. This rate will be inclusive of both labour and equipment hire.

Initials: Freedom Homes:

Client:

3) DRAINER – PLUMBER – GAS FITTER

3.1 Drainage to Concrete Slab Floors

☒ Per Plans & Specifications ☐ N/A

Note: - To correctly determine the position of drainage pipes prior to concrete being poured the following information is to be provided;

- Bathrooms: Toilet suites, bath type/s, & Vanity type/s – see “PC selections” section.

- Kitchen: As per floor plan ☒ **Or** As per manufactures layout plan ☐

- Floor wastes: Standard Bathroom & Ensuite floor wastes shown on plan ☒

Additional floor wastes (Eg. Laundry floor where grading to outside is not possible may require dry waste) shown on plan ☒ N/A ☐



Notes to above;

Note: - Special requirements for drainage pipes must be noted clearly e.g. in wall rear entry to vanity.

3.2 Sewerage System

☒ Town Sewer ☐ Aerated/Septic ☐ Pump Out ☐ Existing

- Approved System: BY BUILDER ☐ BY OWNER ☐ or N.A. TOWN SEWER ☐

- If by builder: 1) Fixed price included in quote ☒

Or 2) Provisional Sum ☐



Amount to be shown at Section 16
“Schedule of Provisional Sums”

- Aerated/septic system show location of tank on plan ☐

- Aerated/septic system connection show approved sprinkler system location on plan ☐

- Existing septic or “system by owner” show location of system and sprinkler area on plan ☐

Note: - Allowance for sewer pipe connection to sewer main or tank is 10 (ten) metre's from the last pick up point at house. Extra over 10metre's will be charged at a rate of \$ 55.00 per metre including builders margin and GST. Allowance is made for standard authority connection fee to sewer only (if applicable), extra contributions, levies or access fee's are payable by owner/s.



Notes to above;

Initials: Freedom Homes:

Client:

3) DRAINER – PLUMBER – GAS FITTER

3.3 Stormwater

☒ Town Stormwater ☒ To Tank/s ☐ Rubble Pitts ☐ Existing

- To tank/s then (A) show location of tank on plan ☒
- (B) are pressurised PVC down pipes required ☒ Yes ☐ No
- Rubble pitt then show location and design on plan ☐
- Existing or "by owner" then show location on plan ☐

Note: - Allowance for stormwater pipe connection to stormwater main, tank or rubble pit is 10 (ten) metre's from the last pick up point at house. Extra over 10metre's will be charged at a rate of \$ 36.00 per metre including builders margin and GST.

Notes to above; _____

3.4 Plumbing Layout Plan

As per plans provided, completed and signed by owners ☒

Note: This plan is to include the **preferred** position of: - Rainwater tank/s (if applicable) including position of designated fire tank (if applicable), Water pump (if applicable), BASIX rainwater storage tank, Hot water tank and or solar panels, shower rose's and tap handles, bath spouts and tap handles, washing machine cocks (under tub or cupboard or over machine), Dishwasher cock, Spa Bath pump (if applicable), outside taps, and Gas points & Bottles (if applicable). Locations may be subject to change by plumber if required; however the owner will be notified if changes are required.

- Final kitchen layout plan provided. (To show gas/dishwasher/sink etc.) ☐ Yes ☐ No

3.5 Water Service's

☒ Town Supply & BASIX Rainwater System ☐ Tank Supply ☐ Town & Tank ☐ Existing

- Water service type: Standard hot & coldwater ☒
- ALL copper hot & cold (additional cost) ☐

- Water tank supply: By owner ☐
- By builder ☒ Type: Poly Size: 1500 Qty: 2
x 2

mountain BLUE

Initials: Freedom Homes: _____

Client: _____



Kit



Lockup



Complete

Client

Job No: 208

Date: 14th January 2014

3) DRAINER – PLUMBER – GAS FITTER

- Water pump:

By owner ☐
OR
By builder ☒

- BASIX tank supply:

By owner ☐
OR
By builder ☒



Note 1: Allowance is made for connection to water service main (main near side of house) to meter max. 6m and from meter to house max. 6m. If connecting to water tank a 12m total max. run is allowed.



Note 2: Extra over 6 metre's from town water or 12 metre's from water tank will be charged at \$25 per metre including builder's margin and GST.



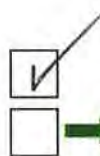
Note 3: If water main is across road cost to bore under road is an extra cost as invoiced by plumber plus builder's margin plus GST.

- Hot Water Service Supply:

1) Fixed price included in quote ☒

Or

2) Provisional Sum ☐



Amount to be shown at Section 16
"Schedule of Provisional Sums"

- Hot water service type:

☐ Solar

☐ Electric

☐ Combination

x2

☒ Heat pump

☐ Gas

☐ Other

- Solar hot water booster:

☐ Electric

☐ Gas

- Solar hot water tank:

☐ On Roof

☐ On Ground

- Special installations:

☐ Water to fridge

☐ Hot water to dishwasher

☐ Other



Note: Connection of appliances (eg Dishwasher or Fridge) may attract an extra charge.



Notes to above;

Initials: Freedom Homes:

Client:

3) DRAINER – PLUMBER – GAS FITTER



IMPORTANT

Water supply and services in fire risk areas may have specific requirements to meet council consent. Conditions of development application **MUST** be checked prior to finalisation of selections.

Checked: ☒

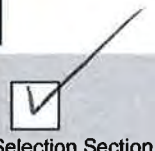


Bushfire Attack Level

(N/A, 12.5, 19, 29, 40, FZ as per AS3959-2009)

Checked By:

3.6 Tapware & PC Items



Per PC Selection Section

Note: PC items with special requirements should have installation instructions from the manufacturer also attached (eg's. Cistern's with rear entry water, close coupled toilet suites, wall mounted vanities etc.). Location of draws to be shown on vanities selected.

☐ (Checked)

3.7 Gasfitter

☐
Natural Gas

☐
LPG Gas

☒
N/A

- Gas service to: ☐ Hot water ☐ Oven ☐ Cook top ☐ Bayonet/s No.....

- Gas points and appliances etc. shown on plumbing layout plan



Notes to above;

Drainer-Plumber-Gas Fitter Section Note

No allowance has been made in the event of rock excavation and the resultant extra construction time. Any rock excavation and extra construction time required will be charged at an hourly rate of builder's cost plus builder's margin and GST. This rate will be inclusive of both labour and equipment hire.

Initials: Freedom Homes:

Client:

4) CARPENTER (Construction & Exterior)

4.1 Steel House Floor System



Per Plans & Specifications

N/A

- Termite resistant particle board floor sheeting: ☒

N/A



- Other: ☐

N/A



- Floor Insulation: ☐

N/A



4.2 Steel Verandah Floor System



Per Plans & Specifications

N/A

- Fibrous cement floor sheeting: ☐

N/A



- Treated pine decking: ☐

N/A



- Hardwood decking: ☐

N/A



(Timber Selection)

4.3 Timber Verandah Floor System



Per Plans & Specifications

N/A

Floor Systems Note 1: Floor systems in fire risk areas may have specific requirements to meet council consent, such as fibre cement sheet lining under, minimum height under floor, fire resistant timber etc. Floor systems on or near the coast may, if exposed have special requirements to resist corrosion. Floor systems to meet BASIX requirements may require insulation.



Floor Systems Note 2: Conditions of Development Consent, Bushfire Assessment, BASIX Certificate & the BCA must be checked prior to final selections being approved for construction.



(Checked)

4.4 Frames



Per Council Approved Plans & Specifications

- Standard 2750mm high (nom.) ☒

Other heights: ☐

- Window & door sizes as per section 8 "windows & entry doors" ☐

(Checked)

- Sisalation foil (sarking) to wall exterior prior to cladding ☐

Standard

☐ Other

Initials: Freedom Homes:

Client:

4) CARPENTER (Construction & Exterior)

4.5 Roof Trusses & Beams



Per Council Approved Plans & Specifications

- Ceiling type:



Standard level



Raked



Scissor raked



Other

- If "Not standard level" - check plans type/ location etc. ☐

4.6 Verandahs



Per Plans & Specifications



N/A

- Broken pitch off main roof, raked fibre cement sheet lining under (screw fixed with plastic joiners) ☐
- Dropped verandah, raked fibre cement sheet lining under (screw fixed with plastic joiners) ☐
- Raked or broken pitch verandah's with level linings (subject to heights) ☐
- Under main roof with fibre cement sheet level linings (screw fixed with plastic joiners) ☐
- Bull nose std. treated pine posts, beams, whaling plate and hockey stick hip rafters ☐



Note: Bullnose verandah's over 1.8metre's may require "hockey stick rafters" and battens. At 1.8metres or less verandah's only require hip & gable end rafters.

- Other verandah type ☐



Note: For "other verandah" types check plans/specifications as required (eg: Members to be timber, timber type, size, dressed sawn etc).



Notes to above;

4.7 External Stairs



Per Plans & Specifications

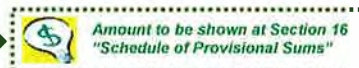


N/A

- If by builder: 1) Fixed price included in quote ☐

Or

2) Provisional Sum ☐



- Tread type:



Precast concrete



Treaded pine



Hardwood



Other

Initials: Freedom Homes:

Client:



Kit



Lockup



Complete

Client:

Job No: 208

Date: 14th January 2014

4) CARPENTER (Construction & Exterior)

- If "Hardwood" then:
- | | |
|--------------------------|--|
| <input type="checkbox"/> | Sawn unseasoned |
| <input type="checkbox"/> | Dressed seasoned – Type e.g. Merbau |
| <input type="checkbox"/> | Kiln dried dressed – Type e.g. Spotted Gum |



Note: Stairs will, unless otherwise specified, be constructed as determined by the builder, i.e. all timber or a combination of steel and tread materials selected will be dependant on site assessment.



IMPORTANT!

Timber Stairs in fire risk areas may have specific requirements to meet council consent. Conditions of development application **MUST** be checked prior to finalisation of selections.

Checked:



Bushfire Attack Level

Checked By:



(N/A, 12.5, 19, 29, 40, FZ as per AS3959-2009)

4.8 Features / Trims etc



N/A



Locations per plans



Selections/type etc. attached

- Gable Vents:

☐

Required

☐

N/A

☐

Decorative only

☐

Active/Working

☐

Cut out hidden

☐

Decorative brick surround

- Gable friezes & or finials:

☐

Selection/type attached

☐

N/A

- Verandah post decorative bases:

☐

Selection/type attached

☐

N/A



Notes to above;

Initials: Freedom Homes:

Client:

4) CARPENTER (Construction & Exterior)

4.9 Exterior Door Selections & Exterior Door Furniture

- Door selections & Door furniture as per section 8 "windows & entry doors"

☒ (Checked)

4.10 Eaves and Soffit Linings

Standard Fibrous Cement Sheet lining to eaves with plastic joiners



Other eaves lining



Notes to above;

4.11 External Cladding



☒ Per Plans & Specifications

☐ N/A

☐ Timber & Weathertex Weatherboard:

Type

Profile

☒ Fibrous Cement Weatherboard:

Type *Scyon*

Profile *STRIA*

☐ Fibrous Cement Sheet or Other:

Type

Profile

☐ Metal:

Type

Profile

Colour

Gable options:

OR



Gables & walls "same as selected"



Gables only in "Std. fibre cement sheet"



Notes to above

Initials: Freedom Homes:

Client:


4) CARPENTER (Construction & Exterior)

4.12 External Balustrade

☐ Per Plans & Specifications ☐ By Others ☒ N/A


- If by builder: 1) Fixed price included in quote ☐


Or 2) Provisional Sum ☐

 Amount to be shown at Section 16 "Schedule of Provisional Sums"

- Balustrade manufacturer:


- Balustrade types: Type 1. Location 1.
Type 2. Location 2.
Type 3. Location 3.

 **Note 1:** Balustrades to verandah's and, or stairs are required when drop to ground is over 1 (One) metre.

 **Note 2:** Are there any special requirements for the builder such as fixing points or blocking.

☐ (Checked with Manufacturer)


 Notes to above;




IMPORTANT

Exposed exterior elements in fire risk areas may have specific requirements to meet council consent. Conditions of the development application **MUST** be checked prior to finalisation of selections.

Checked: ☒

Checked By: 



Bushfire Attack Level

(N/A, 12.5, 19, 29, 40, FZ as per AS3959-2009)

Initials: Freedom Homes:

Client:

5) CARPENTER (Interior)

5.1 Mouldings



- Architraves:

☒

Standard Pinetrim profile

- Finish size 66x18mm nominal (std)

BERKLEY
Profile

☐

Meranti

- Size _____ mm Aprox. Finish Size

Profile

☐

Other Material & Profile

- Size _____ mm Aprox. Finish Size

- Skirting:

☒

Standard Pinetrim profile

- Finish size 66x18mm nominal (std)

BERKLEY
Profile

☐

Meranti

- Size _____ mm Aprox. Finish Size

Profile

☐

Other Material & Profile

- Size _____ mm Aprox. Finish Size

- Reveals, Jambs, Pelmet & Trims:

☒

Standard Pine

☐

Other Material Type

- Moulding finish:

☒

Painted

☐

Stained

5.2 Doors



- Interior passage doors:

☒

Standard Range Hume Door

Sorrento 5
Style

☐

Other Hume Door Type

Style

Initials: Freedom Homes:

Client:

5) CARPENTER (Interior)

- Cavity sliding doors:



Standard Range Hume Door

Sorrentos

Style



- Built in robes & cupboards:



Standard Range Hume Door

Sorrentos

Style



Other Style

- Sliding robe track colour:



WHITE

Name of Colour



N/A

UNIT 1 WHITE - UNIT 2 - WHITE

5.3 Internal Door Furniture



- Standard handle/knob & latch-type:

LANE

BUCKINGHAM

ROUND ROSE

ROSCENE.



Bright chrome



Satin chrome



Polished brass



Other

- Privacy snibs to:



WC's



Ensuites



Bathrooms



Others

- Robes & cupboards (Swinging Doors):



Standard dummy to match passage handles/knobs



Other

- Cavity sliding:



Std. rectangular cut out



Circular (54mm dia.)



Polished Brass



Satin Chrome



Polished Chrome



Other

Colour Selection

Initials: Freedom Homes:

Client:

5) CARPENTER (Interior)

- Smart robes (Sliding Doors):

☒ Flush pulls
 ☒ Square ☐ Radius
 Colour Selection: ☐ Polished Brass ☐ Polished Chrome ☒ Satin Chrome ☐ Other.....

- Door Hinge type:

☒ Standard Radius hinges on pre-hung doors
☒ Stainless Steel (Satin chrome) ☐ Bright chrome ☐ Polished brass

- Door Stops

☒ Required for hinged passage doors – Type... 6207C Gainsborough
☐ By others



Notes to above;

5.4 Built in Robes & Cupboards



Wardrobes & W.I.R

- Standard single white melamine shelf at hanging height including hanging rod ☒

- Shelving other than standard by owners: ☐

☐ All shelving ☐ Shelving per list below

List of shelves by owner;

Initials: Freedom Homes:

Client:

5) CARPENTER (Interior)

- | | | | | |
|--|--------------------------|-------|--------------------------|-------|
| - Standard gripper catch to hinged doors | <input type="checkbox"/> | Other | <input type="checkbox"/> | _____ |
| - Standard dummy knob to hinged doors | <input type="checkbox"/> | Other | <input type="checkbox"/> | _____ |
| - Standard passage set to walk in robe doors | <input type="checkbox"/> | Other | <input type="checkbox"/> | _____ |

Linen Cupboards

- Standard four white melamine shelves spaced evenly ☒
- Shelving other than standard by owners: ☐
 - ☐ All shelving
 - ☐ Shelving per list below

List of shelves by owner; _____

- | | | | | |
|--|-------------------------------------|-------|--------------------------|-------|
| - Standard gripper catch to hinged doors | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> | _____ |
| - Standard dummy knob to hinged doors | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> | _____ |

Broom Cupboards (Generally single door cupboards unless noted on plan)

N/A ☐

- Standard single white melamine shelf at approx 1.8m height ☐
- Shelving other than standard by owners: ☐
 - ☐ All shelving
 - ☐ Shelving per list below

List of shelves by owner; _____

- | | | | | |
|--|--------------------------|-------|--------------------------|-------|
| - Standard gripper catch to hinged doors | <input type="checkbox"/> | Other | <input type="checkbox"/> | _____ |
| - Standard dummy knob to hinged doors | <input type="checkbox"/> | Other | <input type="checkbox"/> | _____ |

Initials: Freedom Homes: _____

Client: _____

5) CARPENTER (Interior)

Walk in Pantry

Unit 2

N/A ☐

- Standard four white melamine shelves spaced evenly ☒
- Shelving other than standard: by owner ☐ OR by kitchen manufacturer ☐
 - ☐ All shelving ☐ Shelving per list below

List of shelves by owner;

.....

.....

- Standard passage set to swinging doors ☐ N/A ☐

Notes to built in robes & cupboards;

.....

.....

5.5 Timber Polished Floors



☐ By Owners ☐ Areas as indicated on plans ☒ N/A

Note: Freedom Homes generally will not contract to install timber flooring however we will allow our clients to have flooring installed if required during the course of construction. An extra administration fee will be applied to cover supervision & organisation of trades as required etc.

The client will be responsible for contracting the supply, fixing, & polishing of floors, including all associated costs. If the floor installation delay's other work proceeding, Freedom Homes may claim an extension to the contract completion date.

Initials: Freedom Homes:

Client:

6) BRICKLAYER / MASONRY

6.1 Exterior Face Brickwork



As shown on plans



N/A

Face Brick Selections

- Commons only ☐

- Selected bricks: Supplier

Brick Name

Blend

Premier
MINERAL-BRICK
VELOUR

Laying

- Standard laying in stretcher bond ☒ OR Other ☐

- Standard insulation foil (sarking) to exterior brick veneer cavity walls ☐ Other ☐

- Sills { Cavity walls (standard brick on edge sloped) ☐ Other ☐
Single brick walls (std cut soldier course flush) ☒ Other ☐

- Brickwork over windows & doors in bond as a single course or if out of bond as a soldier course to make bond work. ☐

OR

- Brickwork over windows & doors as a soldier course ☒ OR Other ☐

- Brickwork under doors; entry and laundry doors generally tiled thresholds, sliding doors and french doors cut flush sill bricks unless other specified. ☒ OR Other ☐



Notes to laying;

Initials: Freedom Homes:

Client:

6) BRICKLAYER / MASONRY

Mortar (NOTE: SUPPLY OF MORTAR IS BY OWNER FOR KIT ONLY)

- Colour selection:
- Standard natural grey ☐ (Grey Portland Cement, Bricks Sand & Mortar Additives)
 - Standard off-white ☒ (Off-White Portland Cement, Off-White Sand & Mortar Additives)
 - Oxide coloured ☐ Approx Colour: _____
(Sample mixed on site and approved by owner prior to laying bricks. **Note: If owner cannot meet on site to approve colour then a guarantee of required colour cannot be given**)



Notes to above; _____

Joints

- Joint selection:
- Flush ☐ (Struck & light brushed)
 - Raked ☒ (6-10mm raked out joint)
 - Other ☐ Description: _____



Note: Internal garage walls will be a basic flush mortar joint regardless of exterior or interior joint selection

Feature Work


- Sandstone capping to piers (See PC Allowance) ☐ { Supplier: _____ N/A ☒
Style: _____
- Quoins (See PC Allowance) ☐ { Supplier: _____ N/A ☒
Style: _____
- Bulls eye openings for gable vents or Windows ☐ **Note: Gable vents can be decorative only i.e fixed to face brickwork** N/A ☒
- Corbelling or other features as shown on plans and described as follows; ☐ N/A ☒

Initials: Freedom Homes: _____

Client: _____

6) BRICKLAYER / MASONRY

Sub Floor Vents

- Standard vent built into brickwork by bricklayer formed using brick batts ☒ N/A ☐
- Terracotta or coloured precast concrete ☐ { Supplier: _____ N/A ☒
Style: _____
- Fire compliant for Fire Risk Areas  ☐ { Supplier: _____ N/A ☒
Style: _____

Weep Holes

- Standard weep holes (open perps) ☒ N/A ☐
- Fire compliant weep holes with spark arrester inserts  ☐ N/A ☒
- Other _____ ☐ N/A ☒


Openings to Support Brickwork

- PAINTED** - Lintels (Galvanised arch bars to be installed over square arch openings. **Note:** Arch bars are hot dip galvanized and do not require painting.) ☒ N/A ☐
- Curved arch openings as per plans (@ Extra Cost) ☐ N/A ☒
 - Standard steel door jamb to single brick garage P.A door opening ☒ N/A ☐

6.2 Interior Feature Face Brickwork



☐ As shown on plans ☒ N/A

 **Note:** Any openings greater than 900mm supporting double face brickwork (single brickwork) will require curved arch construction.

Face Brick Selections

- Commons only ☐
- Selected bricks: Supplier _____
Brick Name _____
Blend _____

Initials: Freedom Homes: _____

Client: _____

6) BRICKLAYER / MASONRY

Mortar

- Colour selection:
- Standard natural grey ☐ (Grey Portland Cement, Bricks Sand & Mortar Additives)
 - Standard off-white ☐ (Off-White Portland Cement, Off-White Sand & Mortar Additives. **Note: Colour can vary depending on sand supplied**)
 - Oxide coloured ☐ Approx Colour: _____
(Sample mixed on site and approved by owner prior to laying bricks. **Note: If owner cannot meet on site to approve colour then a guarantee of required colour cannot be given**)



Notes to above; _____

Joints

- Joint selection:
- Flush ☐ (Struck & light brushed)
 - Raked ☐ (6-10mm raked out joint)
 - Other ☐ Description: _____

6.3 Exterior Brickwork – “Bag Rendered”



☐ As Selected

☒ N/A

- Colour selection:
- Standard natural grey ☐ (Grey Portland Cement, Bricks Sand & Mortar Additives)
 - Standard off-white ☐ (Off-White Portland Cement, Off-White Sand & Mortar Additives. **Note: Colour can vary depending on sand supplied**)
 - Oxide coloured ☐ Approx Colour: _____
(Sample mixed on site and approved by owner prior to laying bricks. **Note: If owner cannot meet on site to approve colour then a guarantee of required colour cannot be given**)




Notes to above; _____

Initials: Freedom Homes: _____

Client: _____

6) BRICKLAYER / MASONRY

 **Note:** A bag render finish is generally applied as a coating smear of mortar to the brickwork and the brick shape and form can still be seen through the mortar. This achieves a rustic finish and is in no way a substitute for true cement render.

6.4 Exterior Brickwork – “Skim Rendered”


☐ As Selected

☒ N/A

- Colour selection:
- Standard natural grey ☐ (Grey Portland Cement, Bricks Sand & Mortar Additives)
 - Standard off-white ☐ (Off-White Portland Cement, Off-White Sand & Mortar Additives. **Note: Colour can vary depending on sand supplied**)
 - Oxide coloured ☐ Approx Colour: _____
(Sample mixed on site and approved by owner prior to laying bricks. **Note: If owner cannot meet on site to approve colour then a guarantee of required colour cannot be given**)



Notes to above;


 **Note:** A skim render finish is generally applied by trowelling on a thin coat of mortar to the brickwork approx. 3mm – 6mm thick which is sponged over to even out the texture and finish, the brick shape and form can still be seen through the mortar (to a lesser degree than bagging). This achieves a rustic finish and is in no way a substitute for true cement render.

6.5 Exterior Brickwork – “Full Render Coat Finish”

☐ As Selected

☒ N/A

- Standard natural grey ☐ (Grey Portland Cement, Bricks Sand & Mortar Additives)

 **Note:** A Render finish is applied by trowelling on a coat of sand and cement render mix to the brickwork approx. 10mm thick which is screeded plumb and straight then floated and sponged to even texture and finish. Generally this is then painted to a colour of choice.

Initials: Freedom Homes: _____

Client: _____

6) BRICKLAYER / MASONRY

6.6 Exterior Brickwork – “Other Coating Finish”


☐

As Selected

☒

N/A

Description and type is:

.....

.....

.....

6.7 Other Masonry


☐

Per Plans & Specifications

☒

N/A

☐ Concrete block work

☐ Aerated concrete (Hebel)

☐ Blue Board (Fibre Cement Sheet Acrylic Rendered)

☐ Foam Board (Foam Board Sheet Acrylic Rendered)
Supplier or Type Thickness (Nom.)



Notes to above;

.....

.....

.....

.....

7) ROOF & ROOF PLUMBER


7.1 Metal Fascia & Barges



- Colour selection: { Zinalume ☐
Colorbond colour ☒ Colour: GULLY-FASCIA
BARGE: WOOLMANOS GREY

7.2 Metal Gutters



- Colour selection: { Zinalume ☐
Colorbond colour ☒ Colour: WOOLMANOS GREY
- Gutter type: { Squareline ☐
Quad gutter ☒
- Metal leaf guard: ☐ Yes ☒ No  Suitable for fire regulations

7.3 Downpipes



- Colour Selection: { Colorbond Colour ☒ Colour: ---
Or Paint Colour ☒ Colour: GULLY
- Type: ☒ Standard PVC 90mm dia. Round..... Pressurised to tank ☒ Yes ☐ No
☐ OTHER (Eg.Rectangular metal or Round metal)

Notes to above.

7) ROOF & ROOF PLUMBER

- Show preferred position of downpipes on plumbing & drainage plan ☒ (Checked) N/A ☐
- If **NOT** all the same type or colour show various positions on plan ☐ (Checked) N/A ☒
- Show water tank location or direction to stormwater on plans ☒ (Checked) N/A ☐

7.4 Metal Roof & Cappings

☐ As shown on plans

☐ N/A

- Colour selection: { Zincalume ☐
Colorbond colour ☐ Colour: Woodlands Grey

7.5 Roof Tiles

☐ As shown on plans

☒ N/A

- Tile type: { Concrete ☐
Terracotta ☐

- Selected tiles: Supplier
Style
Colour

7.6 Insulation / Moisture Barriers

(To underside of roof sheeting or tiles)

Standard for Metal Roof

- 55mm Anticon Blanket (Foil backed blanket) Verandah's **NOT** included ☒ N/A ☐

Standard for Tiled Roof

- Sisalation foil (sarking) ☐ N/A ☒

Initials: Freedom Homes:

Client:

7) ROOF & ROOF PLUMBER

7.7 Roof Vents

☐ As shown on plans
☒ N/A

- Colour selection: { Zincalume ☐
Colorbond colour ☐ Colour:
- Selection: Supplier
- Style

7.8 Sky Lights

☒ As shown on plans
☐ N/A

- Colour selection: { Zincalume ☐
Colorbond colour ☐ Colour:
- Selection: Supplier Skypome
Style SKYTUBE-VENTED



IMPORTANT!

Roofing and Rainwater goods in fire risk areas may have specific requirements to meet council consent (e.g. Leafless guttering, & Valleys Screened). Conditions of development application **MUST** be checked prior to finalisation of selection.

Checked: ☒

Bushfire Attack Level

Checked By: 

(N/A, 12.5, 19, 29, 40, FZ as per AS3959-2009)

Initials: Freedom Homes:

Client:

8) WINDOWS & ENTRY DOORS

8.1 Timber Hinged Entry Doors & Sidelights

- Standard units by "Hume Doors" ☐

OR

Other ☒

Trend

Manufacturer's Name

- Entry door

☐

Type:

Glass:

OBSCURE

N/A

☐

- Side lights

☐

Type:

Glass:

N/A

☒

- Laundry door

☒

Type:

Glass:

SLIDER

N/A

☐

- Garage P.A door

☐

Type:

Glass:

N/A

☐

- Other hinged entry

☐

Type:

Glass:

N/A

☐


Notes to above;

- Hinges as applicable:

☐
☐
☐
☐
☐

Standard FB steel

Zinc coated

Brass

Stainless steel or Satin Chrome

Bright Chrome



Notes to above;

Initials: Freedom Homes:

Client:

8) WINDOWS & ENTRY DOORS

8.2 Exterior Timber Door Furniture



- Exterior locks

Manufacturer's name

Selection

- Feature entry Lock:
(@ Extra Cost)

Manufacturer's Name

ENTRY ONLY ADDITIONAL TO
OTHER EXTERIOR DOOR
LOCK/S

OR



N/A

Selection

- All timber entry's keyed alike: ☐ Yes ☐ No

- Deadbolts to doors: ☐ No ☐ Yes

Manufacturer's Name

Selection

☐ Main entry

☐ Garage

☐ Laundry

☐ Others

- Standard barrel bolts to double timber entry doors

☐

N/A

☐

- Slide bolts to double timber entry doors (@ Extra Cost)

☐

N/A

☐

- Keyed bolts to double timber entry doors (@ Extra Cost)

☐

N/A

☐

- Colour Selection:

☐
☐
☐
☐

Bright chrome

Satin chrome

Polished brass

Other

Initials: Freedom Homes:

Client:

8) WINDOWS & ENTRY DOORS

8.3 Windows & Door Units/Sliders

- Standard aluminium units by Trend
Manufacturer's Name

- Aluminium: { Door units ☒
Sliding doors ☒
Windows ☒ } Woodlands Green
Colour Selection

☒ Sliding ☐ Double hung ☒ Other Ann

- Timber: { Door units ☐ N/A ☒
Sliding doors ☐ N/A ☒
Windows ☐ N/A ☒ }

☐ Sliding ☐ Double hung ☐ Other

- Window locks keyed alike: ☒ Yes ☐ No

- Door units/sliders keyed alike: ☒ Yes ☐ No

Note: Generally timber entry doors, door units and windows **CANNOT** be **ALL** keyed alike as a group.

- All double door units and sliding door units to indicate active leaf on plan ☐ (Checked)

- Standard Pre-Primed timber reveals (Not applicable for Timber Units) ☐

- **OR** Meranti timber reveals (Suitable for a stainable finish) ☐

 Notes to above: _____

Initials: Freedom Homes: _____

Client: _____

8) WINDOWS & ENTRY DOORS

8.4 Window and Door Units Glazing

Note: Unless otherwise specified below, ALL windows and door unit glass will be clear glazed with the exception of WC's, Bathrooms and Ensuites which will be obscure glass.

- Specific glazing requirements

☒ Yes ☐ No

- Location:

FRONT ENTRANCE
TO BOTH
UNITS

Clear glass

☐

Obscure glass

☒

Other

☐

- Location:

Clear glass

☐

Obscure glass

☐

Other

☐

- Location:

Clear glass

☐

Obscure glass

☐

Other

☐

- Location:

Clear glass

☐

Obscure glass

☐

Other

☐


Notes to above;



NOTE BASIX ASSESSMENT MAY REQUIRE SPECIFIC GLAZING



NOTE BUSHFIRE ASSESSMENT MAY REQUIRE TOUGHENED GLASS

Initials: Freedom Homes:

Client:

8) WINDOWS & ENTRY DOORS

8.5 Flyscreens

- Type:
- ☒ Standard fibreglass mesh
 - ☐ Stainless steel mesh (@ Extra Cost)
 - ☐ Other
- ☒ Suitable for fire regulations

8.6 Security Doors

- If by builder: 1) Fixed price included in quote ☐
- Or 2) Provisional Sum ☐ → Amount to be shown at Section 16 "Schedule of Provisional Sums"
- Security grille standard pattern: (Fitted to Sliding Doors with Deadlocks)
- ☐ Vinyl mesh
 - ☐ Stainless steel mesh
- ☒ Suitable for fire regulations
- Selection: Supplier _____
- Style _____

Entries requiring security doors; _____

8.7 Security Window Shutters

- If by builder: 1) Fixed price included in quote ☐
- Or 2) Provisional Sum ☐ → Amount to be shown at Section 16 "Schedule of Provisional Sums"
- Selection: Supplier _____
- Style _____



Notes to above; _____

Initials: Freedom Homes: _____

Client: _____

8) WINDOWS & ENTRY DOORS

8.8 Garage Doors



As shown on plans



N/A

- Door type:

- Roller door ☐
- Panel lift ☒

Style _____

Supplier _____

Colorbond Colour: Woollands Grey

Colorbond Colour: _____

Supplier H.V.C.O

Style MAISON

Wood grain ☒

Other ☐

- Motorised openings:

- All garage doors ☒
- Doors as listed ☐



IMPORTANT!

Windows and Entry Doors in fire risk areas may have specific requirements to meet council consent. Conditions of development application **MUST** be checked prior to finalisation of selections.

Checked: ☒



Bushfire Attack Level

Checked By: [Signature]

(N/A, 12.5, 19, 29, 40, FZ as per AS3959-2009)

9) ELECTRICIAN

9.1 Power into property



By Builder

By Owner

N/A

If by builder: 1) Fixed price included in quote up to 10 mtr's



2) Fixed price included in quote as per plan's



Or

3) Provisional Sum



Amount to be shown at Section 16
"Schedule of Provisional Sums"

owner paying for pole to front of property

9.2 Connection to Dwelling



- Service provider connection fee:



Provisional Sum



Fixed price by builder



Amount to be shown at Section 16
"Schedule of Provisional Sums"

- Connection type:



By owner



Provisional Sum



Fixed price by builder



Amount to be shown at Section 16
"Schedule of Provisional Sums"

Underground



From existing sub board



From existing meter box



Public main to dwelling

Aerial



From existing sub board or meter box on pole



Public main to dwelling



Public main to private pole/s then **aerial** to dwelling



Public main to private pole/s then **underground** to dwelling

Initials: Freedom Homes:

Client:

9) ELECTRICIAN

- Metering:

- ☐ Meter box on pole or other structure – sub board to dwelling
☒ Meter box to dwelling

- Show preferred position on Electrical Plan of:

Meter box or sub board

Aerial point of attachment (if applicable)

☒ Checked



Notes to above;

Note1: Aerial consumer mains connection up to 10 Metres is standard and included. Underground mains connection & or distances over 10 Metres will be at an extra cost unless otherwise stated. A Provisional Sum if agreed will provide an allowance amount for the works. Cost of work over the allowance charged at cost plus margin on the sum over, or a credit given if within allowance.

Note2: Power provider mains should be checked to ensure adequate supply is available to the dwelling. For example – Three phase power may be required for Air Conditioning, Rural Availability, and Transformer Availability & Size.

☐

(Checked with Provider)

9.3 Electrical Wiring



By Builder



By Owner

- If by builder: 1) Fixed price included in quote ☐

SEE
LAYOUTS

Power points internal Qty =
Power points External Weatherproof Qty =
Light Points Internal Qty =
Light Points External Qty =
2 Way Light Switches Qty =
Ceiling Fans Qty =

Exhaust Fans Qty =
Phone Points Qty =
Television Points Qty =
Internet Points Qty =
Smoke Detectors Qty =
Fluro Garage Lights Qty =

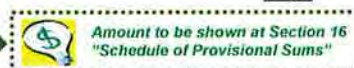
- As per electrical layout plans, completed & signed by owners
- As per kitchen manufactures layout plan provided
- As per plumbing & drainage layout plan (showing locations of hot water service, pumps etc)
- As per PC selections

☒
☒
☒
☒

N/A
N/A
N/A
N/A

Or

2) Provisional Sum

☐


Amount to be shown at Section 16
"Schedule of Provisional Sums"

Initials: Freedom Homes:

Client:

9) ELECTRICIAN

N/A

Note 1: Unless otherwise specified herein all light fittings (with the exception of garage fluoro lights) including ceiling fans are to be purchased by the owner and provided when requested by the electrician for installation. If not provided as requested batten holders only will be fitted.

Note 2: Power supply to pumps and septic system is included up to a distance of 10 Metres. Distances over 10 Metres will be charge as an extra at cost plus builders margin. Extra Standard Internal lights will be charged at \$60.00 each, extra internal double power points will be charged at \$60.00 each and extra external power points will be charged at \$100.00 each.

Note 3: Appliance's to be installed which may require special wiring (eg 15 amp outlets for dryers or pumps, Hot water services with twin elements or boosters for solar and cook tops which require an extra phase) should have installation requirements attached from the manufacturer or list special requirements below

☐ (Checked)

Special requirements;

- Power Supply to Waste Water System (Septic)

☐ Position Shown on Plans

☐ Length of run to system (max 15m)

Optimum A.R.
See Quote

- Indicate specific items on Plan:

Air conditioning

(And/Or)

Other items

(Example:-Heated towel rails ducted Vacuums)

Type SPLIT SYSTEM

☒ Supply required

Position Shown on Electrical Plan

Type & Supply required

Positions shown on Electrical Plan ☐

- Light Switch's & Power Points

☐ Standard White

Manufacturer:

☐ Other

Type:

Style or P/N:

Note 4: Light Fittings other than standard batten holders are to be supplied by the owner prior to final fit out. The cost of assembly and fitting of lights and fans will be charged as an extra being cost plus builder's margin and GST.

Note 5: No allowance has been made in the event of rock excavation and the resultant extra construction time. Any rock excavation and extra construction time required will be charged at an hourly rate of builder's cost plus builder's margin and GST. This rate will be inclusive of both labour and equipment hire.

Initials: Freedom Homes:

Client:

10) PLASTERER & INTERNAL LININGS

10.1 Insulation



- Standard R1.5 batts to external walls & R3.0 batts to ceilings (Not Inc Garage)

☒

N/A

☐

- Additional insulation noted on plan (eg. Sound proofing internal walls)

☐

N/A

☐

Type



Notes to above;

10.2 Wall & Ceiling's



- Standard plasterboard to walls and ceilings, and water resistant plasterboard as required to wet areas.

☒

N/A

☐

- Other lining types noted on plan

☐

N/A

☐

Type



Notes to above;

10.3 Ceiling Cornice - (Wall to Ceiling Junction Finish)



- Type:

Standard 90mm Cove

☒

Square set

☐

Plaster cornice

☐

Type/s:

Supplier/s:



Note: A combination of the above selections could apply in selected area's of the home. Where this is the case it must be shown where non-standard 90 cove is required. Square setting may in some situations (eg. raked ceilings) be the required finish as cove or cornice cannot be installed satisfactorily.

Initials: Freedom Homes:

Client:

10) PLASTERER & INTERNAL LININGS



Notes to above;

10.4 Plaster Features



☐ Per Plans & Specifications

☒ N/A

- Ceiling roses, Wall panels etc. Selections and locations shown on plans
- Wall cut outs - position/s & size/s shown on plans
- Arch's - position/s & type/s (i.e. square or curved) shown on plans
- Vaulted or coffered ceilings - position/s shown on plans

<input type="checkbox"/>	N/A	<input type="checkbox"/>
<input type="checkbox"/>	N/A	<input type="checkbox"/>
<input type="checkbox"/>	N/A	<input type="checkbox"/>
<input type="checkbox"/>	N/A	<input type="checkbox"/>



Notes to above;

10.5 Plaster Bulk Heads



- Bulk Heads - position/s shown on plans

<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
-------------------------------------	-----	--------------------------



Notes to above;

BULKHEADS TO KITCHENS



Note: Bulkheads in 2 storey construction are some times required for 1st floor drainage installation. Location and size will generally be discussed on site during construction

Initials: Freedom Homes:

Client:

11) KITCHEN & JOINERY

11.1 Kitchen



Per Selections

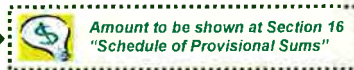


By Owner

- If by builder: 1) Fixed price included in quote



Or 2) Provisional Sum



- Kitchen manufacturer: **PRESTIGE**

Manufacturer's Name

- Kitchen layout plan attached: ☒ Yes ☐ No

- Appliances: **Note:** See "PC Selections" section

- Sink supply: ☐ Supply & fit by kitchen manufacturer
☒ Supply only by builder

- Range hood installation: ☐ By others: _____
☒ By builder

☐ Re-circulated into room ☒ Vented to atmosphere

- Bulkheads to overhead cupboards required: ☒ OR N/A ☐

☐ By plasterer ☒ By kitchen manufacturer



Notes to above:

UNIT ONE BEIGE TONES
UNIT TWO BLACK WHITE

11.2 Vanity Units



Per PC Selections



By Owner

- Vanity Supply: ☒ Standard vanity units selected from retail supplier (See PC Selections)
☐ Custom made vanity/s by kitchen manufacturer

Initials: Freedom Homes: _____

Client: _____

11) KITCHEN & JOINERY

11.3 Laundry Tub/Units

☒ Per PC Selections ☐ By Owner

- Tub Supply:

- ☒ Tub supply only by Builder (See PC Selections)
☐ Custom made unit by kitchen manufacturer

Amount to be shown at Section 16
"Schedule of Provisional Sums"

11.4 Shelving

☐ Additional Non Standard ☒ N/A

- Shelving manufacturer:

Manufacturer's Name

- Non standard shelving by others shown on plan: ☐ Yes ☐ No

11.5 Staircases & Balustrades (Internal)

☐ Per Selections & Plans ☒ N/A

- Staircase:

Manufacturer's Name

☐ Fixed Price included in Quote

☐ Provisional Sum → Amount to be shown at Section 16
"Schedule of Provisional Sums"

- Balustrade:

Manufacturer's Name

☐ Fixed Price included in Quote

☐ Provisional Sum → Amount to be shown at Section 16
"Schedule of Provisional Sums"

Notes to above;

Note1: Special fixing points or blocking maybe required this should be checked with manufacturer before wall and ceiling linings are installed.

☐ (Checked)

Note2: Beadings and trimming off if required will be charged as an extra, (Staircase supplier / installer should generally supply and install all necessary mouldings required to trim off staircase to linings).


Initials: Freedom Homes:

Client:


12) WALL & FLOOR TILER

12.1 Wall & Floor Tiling Notes


Floor Tiling

 **Note 1:** As shown on plans (Standard locations are wet area floors eg bathrooms, ensuite, laundry and WC). Other areas (not std. wet area's) should be clearly marked on plans or noted.


☒ (Checked)


 **Note 2:** All tiles are as per selections made and per detail quote provided by the tile retailer and signed as accepted by the owner. The quote must clearly state which tile is chosen for each area, including any feature tiles.

☒ (Checked)


 **Note 3:** Cost to lay in quotation includes tiles at a minimum size of 150x150 and a maximum of 300x300 & standard mosaic sheet tiles, laid in a square pattern. Other greater or smaller tile sizes and patterns and features will be charged as an extra to lay. The PC allowance for supply is \$35 inc. GST per metre square. Grouting to floors is standard sand/cement based; coloured grout will be charged as an extra.

Wall Tiling

 **Note 1:** Generally laid in wet areas and kitchen splashback's (includes skirting tiles)


 **Note 2:** All tiles are as per selections made and per detail quote provided by the tile retailer and signed as accepted by the owner. The quote must clearly state which tile is chosen for each area, including any feature tiles.

☒ (Checked)


 **Note 3:** Cost to fix wall's in quotation includes tiles at a minimum size of 150x150 or 200x100 and a maximum of 450x250 fixed in a square pattern. Other greater or smaller tile sizes and patterns and features will be charged at an extra to fix. The PC allowance for supply is \$35 inc GST per metre square. Grouting to Walls is a standard white grout; coloured grout will be charged as an extra.

Steps to Spa Baths

N/A ☐

 **Note 1:** Clearly mark location of step/s on floor plan

☒ (Checked)

 **Note 2:** Discuss any special requirements directly with tiling sub contractor and/or note details at section 12.11 "Special Wall & Floor Tiler Instructions".

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.2 Laundry

Floor

- Laying:

☒ Lay standard

☐ Lay diagonal with border

☐ Features

☒
☐
☐

(Show locations on floor plan)

UNIT 1
SAME TILE
AS MAIN
FLOOR

- Waste:

☐

Floor graded to outside

☒

Floor waste (dry)

T/SCREEN

Grate Type

☒

Stainless Steel

☒

Chrome Plate

☐

Polished brass

☐

Other

Wall

- Laying:

☒

Laid standard (Single tile skirting & splash back over laundry tub)

☐

Non standard (eg Wall Tiles to 1200mm High etc)

TO BOTH
UNITS

Height

Requirements

12.3 Bathroom

Floor

- Laying:

☒ Lay standard

☐ Lay diagonal with border

☐ Features

☒
☐
☐

(Show locations on floor plan)

- Shower hob:

☒

Standard (no hob)

☐

Brick hob

- Floor grate/s:

☐

Stainless Steel

☒

Chrome Plate

☐

Polished brass

☐

Other

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.) ☒ Non standard (eg Wall Tiles to 1200mm High etc)

Requirements: SEE LAYOUTS & JACOBA QUOTES

- Feature Tiling: ☐ Capping tile ☐ Border feature ☒ Individual feature tiles

Position: SEE LAYOUTS & JACOBA QUOTES

- Ceramic Fittings: ☐ Ceramic soap holders N/A ☒ ☐ Ceramic towel rails N/A ☒ ☐ Ceramic toilet roll N/A ☒

Note: Ceramic towel rails and toilet roll holders generally require walls tiled to at least 1 metre in height. Ceramic fittings for tiler are required for fitting during wall tiling process. Owner to mark position on plan or discuss placement with the tiler or supervisor. Non ceramic fittings can be installed after tiling is completed.

12.4 Ensuite



☒ Required

☐ N/A

Floor

- Laying: ☒ Lay standard ☐ Lay diagonal with border ☐ Features (Show locations on floor plan)

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

- Shower hob: ☒ Standard (no hob) ☐ Brick hob
- Floor grate/s: ☐ Stainless Steel ☒ Chrome Plate ☐ Polished brass ☐ Other

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.) ☒ Non standard (eg Wall Tiles to 1200mm High etc) Height
- Requirements See Layout of JACOBA Quotes
- Feature Tiling: ☐ Capping tile ☐ Border feature ☒ Individual feature tiles Position
- Requirements
- Fittings: ☐ Ceramic soap holders N/A ☒ ☐ Ceramic towel rails N/A ☒ ☐ Ceramic toilet roll N/A ☒

Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.5 Powder Room/Mud Room/Ensuite 2

☐ Required

☒ N/A

Floor

- Laying:
 ☐ Lay standard
 ☐ Lay diagonal with border
 ☐ Features (Show locations on floor plan)

- Shower hob:
 ☐ Standard (no hob)
 ☐ Brick hob

- Floor waste:
 ☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

Wall

- Laying:
 ☐ Laid standard (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.)
 ☐ Non standard (eg Wall Tiles to 1200mm High etc) Height
 Requirements

- Feature Tiling:
 ☐ Capping tile
 ☐ Border feature
 ☐ Individual feature tiles Position
 Requirements

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

- Fittings:
- | | | |
|----------------------|--------------------------|---|
| Ceramic soap holders | <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Ceramic towel rails | <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Ceramic toilet roll | <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |



Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

12.6 WC



☐ Required

☒ N/A

Floor

- Laying:
- | | |
|-------------------------|---|
| Lay standard | <input type="checkbox"/> |
| Lay diagonal with order | <input type="checkbox"/> |
| Features | <input type="checkbox"/> (Show locations on floor plan) |

- Floor grate/s:
- | | | | |
|--|---------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Stainless Steel | <input type="checkbox"/> Chrome Plate | <input type="checkbox"/> Polished brass | <input type="checkbox"/> Other |
|--|---------------------------------------|---|--------------------------------------|

Wall

- Laying:
- | | |
|--|--------------|
| <input type="checkbox"/> Laid standard (Wall skirting tile Only) | |
| <input type="checkbox"/> Non standard (eg Wall Tiles to 1200mm High etc) | Height |
| Requirements | |

- Feature Tiling:
- | | | |
|--------------------------|--------------------------|----------------|
| Capping tile | <input type="checkbox"/> | |
| Border feature | <input type="checkbox"/> | |
| Individual feature tiles | <input type="checkbox"/> | Position |
| Requirements | | |

- Fittings:
- | | | |
|---------------------|--------------------------|------------------------------|
| Ceramic toilet roll | <input type="checkbox"/> | N/A <input type="checkbox"/> |
|---------------------|--------------------------|------------------------------|



Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

12.7 Additional Wet Areas

☐ As shown on plan ☒ N/A

Floor

- Laying: ☐ Lay standard ☐ Lay diagonal with border ☐ Features (Show locations on floor plan)

- Waste: ☐ Floor graded to outside ☐ Floor waste (dry) ☐ Grate Type

☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

- Shower hob: ☐ Standard (no hob) ☐ Brick hob

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.) ☐ Non standard (eg Wall Tiles to 1200mm High etc) ☐ Requirements ☐ Height

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.8 Kitchen



- Splash Back: ☐ Ceramic Tiles (As Below) ☐ Granite ☒ Glass ☐ Other

- Laying: ☐ Laid standard (To 450mm above bench tops or to underside of overhead cupboards)

☒ Non standard (eg Behind range hood etc)

Requirements See Prestige
QUOTE.
WHITE STARS FIRE GLASS

Height

- Feature Tiling: ☐ Capping tile

☐ Border feature

☐ Individual feature tiles

Position

Requirements

12.9 Additional "Interior" Floor Areas



Floor (e.g Kitchen, Living, Foyer etc)

- Location: _____

Shown on Plan ☒

- Laying: ☒ Lay standard

☐ Lay diagonal with border

☐ Features (Show locations on floor plan)

Initials: Freedom Homes: _____

Client: _____

12) WALL & FLOOR TILER

12.10 Additional "Exterior" Floor Areas



As shown on plan



N/A

Floor (e.g Patios, Verandahs etc)

- Laying:

Lay standard



Lay diagonal with border



Features



(Show locations on floor plan)

12.11 Special Wall & Floor Tiler Instructions



Notes to above;

See LAYOUTS PLANS
& TAKEOFF TILE QUOTE
FOR AREAS

Initials: Freedom Homes:

Client:

13) PAINTER

13.1 Colour Selections



Per Selections Below



By Owner

Note 1: Our painters use quality brand paints and Taubmans are the main paint supplier of paints for Freedom Homes. If a different paint brand is requested an extra charge maybe applicable.

Note 2: Standard painting allowance for-**Internal** 1 ceiling colour, 1 wall colour and 1 colour for timberwork and internal doors (unless timberwork stained & doors painted) **External** 1 colour for external cladding, 1 colour for external features (eg. decorative gable trims, posts, beams and external doors), 1 colour for eaves and verandah linings. Plastic downpipes painted same as a primary colour on exterior. Timber Decking's & Timber Step Treads 2 coats of water based decking oil. **Not included is painting of galvanized arch bars.**

EXTERNAL		
	Colour	N/A
Hardi plank		<input type="checkbox"/>
Eaves		<input type="checkbox"/>
Gable		<input type="checkbox"/>
Barge		<input type="checkbox"/>
Finial		<input type="checkbox"/>
Front entry door		<input type="checkbox"/>
Rear entry door		<input type="checkbox"/>
Handrail external		<input type="checkbox"/>
Posts		<input type="checkbox"/>
PVC downpipes		<input type="checkbox"/>



Notes to above;

Initials: Freedom Homes:

Client:

13) PAINTER

Item	INTERNAL COLOURS				
	Ceiling	Wall	Doors	Woodwork	N/A
Entry					<input type="checkbox"/>
Hall					<input type="checkbox"/>
Dining					<input type="checkbox"/>
Kitchen					<input type="checkbox"/>
Family					<input type="checkbox"/>
Bathroom					<input type="checkbox"/>
Toilet					<input type="checkbox"/>
Bedroom 1					<input type="checkbox"/>
Bedroom 2					<input type="checkbox"/>
Bedroom 3					<input type="checkbox"/>
Bedroom 4					<input type="checkbox"/>
Bedroom 5					<input type="checkbox"/>
Ensuite					<input type="checkbox"/>
Powder					<input type="checkbox"/>
Other					<input type="checkbox"/>

	INTERNAL STAIRS & HANDRAILS COLOURS					
Component	Stringers	Treads	Balustrade	Newel posts	Balusters	N/A
Selection						<input type="checkbox"/>

Initials: Freedom Homes:

Client:

13) PAINTER

13.2 Paint Types

- | | | |
|-----------------------|---|---|
| - Ceilings: | <input checked="" type="checkbox"/> Flat water based – Spray 1 st Coat, Roll 2 nd Coat | N/A <input type="checkbox"/> |
| - Internal walls: | <input checked="" type="checkbox"/> Low sheen wash & wear water based – 3 Coats | N/A <input type="checkbox"/> |
| - Interior timber: | <input checked="" type="checkbox"/> Enamel (Gloss)
<input type="checkbox"/> Stained (3 Coats of "Clear" or "Light Stained Polyurethane") | N/A <input type="checkbox"/> |
| - Interior doors: | <input checked="" type="checkbox"/> Enamel (Gloss)
<input type="checkbox"/> Stained (3 Coats of "Clear" or "Light Stained Polyurethane") | N/A <input type="checkbox"/> |
| - Exterior doors: | <input checked="" type="checkbox"/> Enamel (Gloss)
<input type="checkbox"/> Acrylic (Gloss)
<input type="checkbox"/> Oil Stained | N/A <input type="checkbox"/> |
| - Timber windows: | <input type="checkbox"/> Oil Stained | N/A <input checked="" type="checkbox"/> |
| - External trimmings: | <input checked="" type="checkbox"/> Acrylic (Low Sheen) | N/A <input type="checkbox"/> |

13.3 Feature Walls

☐ By Builder

☒ N/A

- Internal feature walls: Location/s shown on plans ☐ (Checked)



Notes to above;

.....

.....

.....

Initials: Freedom Homes:

Client:

14) PC SELECTIONS

14.1 Kitchen



☐ Per Selections Below
 ☒ Quote Attached
 ☐ N/A

KITCHEN						(Tick One)		
	Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A
Oven								
Cook top								
Range hood								
Dishwasher								
Sink								
Taps								
Plug & Waste								

☐ To be selected & supplied with Kitchen Manufacturer

If "By Owner" then ensure Technical Data Sheets are provided to the kitchen



Notes to above;

Initials: Freedom Homes:

Client:

14) PC SELECTIONS

14.2 Wet Areas



☐ Per Selections Below
 ☒ Quote Attached
 ☐ N/A

LAUNDRY						(Tick One)		
	Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A
Floor grate								
Tub								
Tub taps								
Tub plug & waste								
Washing m/c cocks								

☐ Laundry combination to be selected & supplied with kitchen manufacturer

BATHROOM						(Tick One)		
	Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A
Toilet & Cistern								
Toilet roll holder								
Bath								
Bath taps								
Bath plug & waste								
Bath soap holder								
Vanity								
Vanity taps								
Vanity plug & waste								
Shower screen								
Shower rose								
Shower taps								
Shower soap holder								
Floor grate								
Hand towel ring								
Towel rail								
Mirror								

Initials: Freedom Homes:

Client:



Kit



Lockup



Complete

Client:

Job No: 208

Date: 14th January 2014

14) PC SELECTIONS

ENSUITE						(Tick One)		
Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A	
Toilet & Cistern								
Toilet roll holder								
Bath								
Bath taps								
Bath plug & waste								
Bath soap holder								
Vanity								
Vanity taps								
Vanity plug & waste								
Shower screen								
Shower rose								
Shower taps								
Shower soap holder								
Floor grate								
Hand towel ring								
Towel rail								
Mirror								

See Quotes

POWDER						(Tick One)		
Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A	
Toilet & Cistern								
Toilet roll holder								
Vanity								
Vanity taps								
Vanity plug & waste								
Shower screen								
Shower rose								
Shower taps								
Shower soap holder								
Floor grate								

Initials: Freedom Homes:

Client:



Kit



Lockup



Complete

Client:

Job No: 208

Date: 14th January 2014

14) PC SELECTIONS

	Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A
Hand towel ring								
Towel rail								
Mirror								

OTHER						(Tick One)		
	Brand	Model / Style	Supplier	Colour	\$ or Qty	By Builder	By Owner	N/A
Toilet & Cistern								
Toilet roll holder								
Bath								
Bath taps								
Bath plug & waste								
Bath soap holder								
Vanity								
Vanity taps								
Vanity plug & waste								
Shower screen								
Shower rose								
Shower taps								
Shower soap holder								
Floor grate								
Hand towel ring								
Towel rail								
Mirror								



General Notes to PC Selections;



Note: Special fixing points or blocking maybe required for wall hung vanities and some shower screens this should be checked with manufacturer before wall and ceiling linings are installed

Initials: Freedom Homes:

Client:



Kit

Lockup

Complete

16) SCHEDULE OF PROVISIONAL SUMS

Section	Sub Section	Page	\$ Amount (Inc.GST)	N/A
1) Site /Works	1.1 Access road	6		<input type="checkbox"/>
	1.2 Site clearing	6		<input type="checkbox"/>
	1.3 Excavation	6		<input type="checkbox"/>
	1.4 Remove soil & tree debris	6		<input type="checkbox"/>
	1.6 Water to site	7		<input type="checkbox"/>
	1.7 Site clean & Internal clean	7		<input type="checkbox"/>
	1.8 Other	7		<input type="checkbox"/>
3) Drainer/Plumber	3.2 Sewerage System	10		<input type="checkbox"/>
	3.5 Hot Water Services	12		<input type="checkbox"/>
4) Carpenter (External)	4.7 External stairs	15		<input type="checkbox"/>
	4.12 External balustrade	18		<input type="checkbox"/>
8) Windows & Entry Doors	8.6 Security doors	37		<input type="checkbox"/>
	8.7 Security window shutters	37		<input type="checkbox"/>
9) Electrician	9.1 Power to site	39		<input type="checkbox"/>
	9.2 Connection to dwelling (Connection Fee)	39		<input type="checkbox"/>
	9.2 Connection to dwelling (Connection Type)	39		<input type="checkbox"/>
	9.3 Electrical Wiring (Internal Wiring)	40		<input type="checkbox"/>
11) Kitchen & Joinery	11.1 Kitchen Supply	44		<input type="checkbox"/>
	11.3 Laundry Tub/Unit	45		<input type="checkbox"/>
	11.5 Internal staircases	45		<input type="checkbox"/>
	11.5 Internal balustrade	45		<input type="checkbox"/>
Other Provisional Sums				
Total of Provisional Sums			\$	

Initials: Freedom Homes:

Client:

Attachments

KITCHEN CAOS .

ELECTRICAL PLAN .

WINDOW QUOTE - TREND .

REECE PLUMBING

AIR CONDITIONING - OPTIMUM .

SKY DOME .

LIGHTING QUOTES

JACOBA TILES

CARPET COURT FLOORING

11) KITCHEN & JOINERY

11.1 Kitchen



KITCHEN 2

☒ Per Selections

☐ By Owner

- If by builder: 1) Fixed price included in quote ☒

Or 2) Provisional Sum ☐

Amount to be shown at Section 16
"Schedule of Provisional Sums"

- Kitchen manufacturer: PRESTIGE
Manufacturer's Name

- Kitchen layout plan attached: ☒ Yes ☐ No

- Appliances: **Note:** See "PC Selections" section

- Sink supply: ☐ Supply & fit by kitchen manufacturer
☒ Supply only by builder

- Range hood installation: ☐ By others: _____
☒ By builder

☐ Re-circulated into room ☒ Vented to atmosphere

- Bulkheads to overhead cupboards required: ☒ OR N/A ☐

☐ By plasterer ☒ By kitchen manufacturer



Notes to above; _____

11.2 Vanity Units



☒ Per PC Selections

☐ By Owner

- Vanity Supply: ☐ Standard vanity units selected from retail supplier (See PC Selections)
☐ Custom made vanity/s by kitchen manufacturer

Initials: Freedom Homes: _____

Client: _____

11) KITCHEN & JOINERY

11.3 Laundry Tub/Units

☒ Per PC Selections ☐ By Owner

- Tub Supply:

- ☒ Tub supply only by Builder (See PC Selections)
☐ Custom made unit by kitchen manufacturer

Amount to be shown at Section 16
"Schedule of Provisional Sums"

11.4 Shelving

☐ Additional Non Standard ☒ N/A

- Shelving manufacturer:

Manufacturer's Name

- Non standard shelving by others shown on plan: ☐ Yes ☐ No

11.5 Staircases & Balustrades (Internal)

☐ Per Selections & Plans ☒ N/A

- Staircase:

Manufacturer's Name

☐ Fixed Price included in Quote

☐ Provisional Sum → Amount to be shown at Section 16
"Schedule of Provisional Sums"

- Balustrade:

Manufacturer's Name

☐ Fixed Price included in Quote

☐ Provisional Sum → Amount to be shown at Section 16
"Schedule of Provisional Sums"



Notes to above;



Note1: Special fixing points or blocking maybe required this should be checked with manufacturer before wall and ceiling linings are installed.

☐ (Checked)



Note2: Beadings and trimming off if required will be charged as an extra, (Staircase supplier / installer should generally supply and install all necessary mouldings required to trim off staircase to linings).

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.1 Wall & Floor Tiling Notes

Floor Tiling

Note 1: As shown on plans (Standard locations are wet area floors eg bathrooms, ensuite, laundry and WC). Other areas (not std. wet area's) should be clearly marked on plans or noted.

☐ (Checked)

Note 2: All tiles are as per selections made and per detail quote provided by the tile retailer and signed as accepted by the owner. The quote must clearly state which tile is chosen for each area, including any feature tiles.

☐ (Checked)

Note 3: Cost to lay in quotation includes tiles at a minimum size of 150x150 and a maximum of 300x300 & standard mosaic sheet tiles, laid in a square pattern. Other greater or smaller tile sizes and patterns and features will be charged as an extra to lay. The PC allowance for supply is \$35 inc. GST per metre square. Grouting to floors is standard sand/cement based; coloured grout will be charged as an extra.

Wall Tiling

Note 1: Generally laid in wet areas and kitchen splashback's (includes skirting tiles)

Note 2: All tiles are as per selections made and per detail quote provided by the tile retailer and signed as accepted by the owner. The quote must clearly state which tile is chosen for each area, including any feature tiles.

☐ (Checked)

Note 3: Cost to fix wall's in quotation includes tiles at a minimum size of 150x150 or 200x100 and a maximum of 450x250 fixed in a square pattern. Other greater or smaller tile sizes and patterns and features will be charged at an extra to fix. The PC allowance for supply is \$35 inc GST per metre square. Grouting to Walls is a standard white grout; coloured grout will be charged as an extra.

Steps to Spa Baths

N/A ☐

Note 1: Clearly mark location of step/s on floor plan ☐ (Checked)

Note 2: Discuss any special requirements directly with tiling sub contractor and/or note details at section 12.11 "Special Wall & Floor Tiler Instructions".

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.2 Laundry

Floor

- Laying:
☐ Lay standard
☐ Lay diagonal with border
☐ Features (Show locations on floor plan)

- Waste:
☐ Floor graded to outside
☐ Floor waste (dry)
- Grate Type
- ☐ Stainless Steel
 ☐ Chrome Plate
 ☐ Polished brass
 ☐ Other

Wall

- Laying:
☐ Laid standard (Single tile skirting & splash back over laundry tub)
☐ Non standard (eg Wall Tiles to 1200mm High etc)
- Height
- Requirements

12.3 Bathroom

Floor

- Laying:
☐ Lay standard
☐ Lay diagonal with border
☐ Features (Show locations on floor plan)

- Shower hob:
☐ Standard (no hob)
☐ Brick hob

- Floor grate/s: ☐ Stainless Steel
 ☐ Chrome Plate
 ☐ Polished brass
 ☐ Other

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.)

☐ Non standard (eg Wall Tiles to 1200mm High etc) _____ Height

Requirements _____

- Feature Tiling: ☐ Capping tile

☐ Border feature

☐ Individual feature tiles _____ Position

Requirements _____

- Ceramic Fittings: ☐ Ceramic soap holders N/A ☐

☐ Ceramic towel rails N/A ☐

☐ Ceramic toilet roll N/A ☐

Note: Ceramic towel rails and toilet roll holders generally require walls tiled to at least 1 metre in height. Ceramic fittings for tiler are required for fitting during wall tiling process. Owner to mark position on plan or discuss placement with the tiler or supervisor. Non ceramic fittings can be installed after tiling is completed.

12.4 Ensuite

☐ Required ☐ N/A

Floor

- Laying: ☐ Lay standard

☐ Lay diagonal with border

☐ Features (Show locations on floor plan)

Initials: Freedom Homes: _____

Client: _____

12) WALL & FLOOR TILER

- Shower hob: ☐ Standard (no hob)
☐ Brick hob

- Floor grate/s: ☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.)
☐ Non standard (eg Wall Tiles to 1200mm High etc) Height

Requirements

- Feature Tiling: ☐ Capping tile
☐ Border feature
☐ Individual feature tiles Position

Requirements

- Fittings: ☐ Ceramic soap holders N/A ☐
☐ Ceramic towel rails N/A ☐
☐ Ceramic toilet roll N/A ☐

Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.5 Powder Room/Mud Room/Ensuite 2

☐ Required

☐ N/A

Floor

- Laying: ☐ Lay standard ☐
☐ Lay diagonal with border ☐
☐ Features (Show locations on floor plan) ☐

- Shower hob: ☐ Standard (no hob)
☐ Brick hob

- Floor waste: ☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

Wall

- Laying: ☐ Laid standard { (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.)
☐ Non standard (eg Wall Tiles to 1200mm High etc) Height
 Requirements

- Feature Tiling: ☐ Capping tile ☐
☐ Border feature ☐
☐ Individual feature tiles Position
 Requirements

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

- Fittings:

Ceramic soap holders	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Ceramic towel rails	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Ceramic toilet roll	<input type="checkbox"/>	N/A	<input type="checkbox"/>

Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

12.6 WC



☐
Required

☐
N/A

Floor

- Laying:

Lay standard	<input type="checkbox"/>
Lay diagonal with order	<input type="checkbox"/>
Features	<input type="checkbox"/> (Show locations on floor plan)

- Floor grate/s: ☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

Wall

- Laying:

<input type="checkbox"/> Laid standard (Wall skirting tile Only)	
<input type="checkbox"/> Non standard (eg Wall Tiles to 1200mm High etc)	Height

Requirements

- Feature Tiling:

Capping tile	<input type="checkbox"/>
Border feature	<input type="checkbox"/>
Individual feature tiles	<input type="checkbox"/> Position

Requirements

- Fittings:

Ceramic toilet roll	<input type="checkbox"/>	N/A	<input type="checkbox"/>
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Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

Note: Ceramic fittings for tiler are required to fit during wall tiling process. Non ceramic fittings can be installed after tiling is completed. Ceramic towel rails and toilet roll holders generally require walls at least tiled to 1 metre in height.

12.7 Additional Wet Areas

☐ As shown on plan ☐ N/A

Floor

- Laying: ☐ Lay standard ☐ Lay diagonal with border ☐ Features (Show locations on floor plan)

- Waste: ☐ Floor graded to outside ☐ Floor waste (dry) ☐ Grate Type

☐ Stainless Steel ☐ Chrome Plate ☐ Polished brass ☐ Other

- Shower hob: ☐ Standard (no hob) ☐ Brick hob

Wall

- Laying: ☐ Laid standard (Tiles 600mm above bath (if applicable) including return end/s and bath raiser tiles to brickwork or block work. Shower recess to 1800mm minimum. Single tile splash back to vanity and the remainder of walls single skirting tile.) ☐ Non standard (eg Wall Tiles to 1200mm High etc) ☐ Requirements ☐ Height

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.8 Kitchen



N/A

- Splash Back: ☐ Ceramic Tiles (As Below) ☐ Granite ☐ Glass ☐ Other

- Laying: ☐ Laid standard (To 450mm above bench tops or to underside of overhead cupboards)

☐ Non standard (eg Behind range hood etc) Height

Requirements

- Feature Tiling: ☐ Capping tile ☐

☐ Border feature ☐

☐ Individual feature tiles ☐ Position

Requirements

12.9 Additional "Interior" Floor Areas



N/A

Floor (e.g Kitchen, Living, Foyer etc)

- Location:

Shown on Plan ☐

- Laying: ☐ Lay standard ☐

☐ Lay diagonal with border ☐

☐ Features (Show locations on floor plan)

Initials: Freedom Homes:

Client:

12) WALL & FLOOR TILER

12.10 Additional "Exterior" Floor Areas

☐ As shown on plan

☐ N/A

Floor (e.g Patios, Verandahs etc)

- Laying:

Lay standard

☐

Lay diagonal with border

☐

Features

☐

(Show locations on floor plan)

12.11 Special Wall & Floor Tiler Instructions



Notes to above;

Initials: Freedom Homes:

Client: