



Scott Hawkins Homes Pty Ltd

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Specification for CB & PH Booth

\$290,000

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1 NOTES

2 PRELIMINARIES

2.1 Details

2.1.1 Soil Testing

S-9114 Soil Classification assume class M

2.1.2 Drawings - Not Included

2.1.3 Building Permit - Not Included

2.1.4 Insurances

I-43046 Insurance - Warranty Home owners warranty

I-43126 Insurance - Construction Risk Construction Risk

3 SERVICES

3.1 Details

3.1.1 Mains Water Supply

140 Water Connection 10 Lin m Connection To dwelling
20mm pipe from meter to dwelling

3.1.2 Rain Water Tank & Pump

1068 Tank Installation Connect pump to dwelling

R-7953 Rain Water Tank (SLIM) Clark Tanks 2000 Litres Above-ground Poly Tank

R-7966 Pressure pump 4 Tap Pump

3.1.3 Electricity Supply

141 Power Underground Mains Single phase up to 20 lin m (including trenching)

3.1.4 Other Services - Not Included

3.2 Stormwater Drains

3.2.1 Stormwater Drains

144 90mm PVC 85 Lin m allowed

3.2.2 Agricultural Drains - Not Included

3.2.3 Surface Pits and Grates - Not Included

3.3 Sewerage

3.3.1 Sewer External

123 Sewerage Drains 40 Lin M Allowed - 100mm PVC

142 Drainage Overflow Relief Gully

3.3.2 Sub Floor Drains

143 100mm PVC 25.2 Lin m allowed

3.3.3 Septic Tank Installation - Not Included

4 PRELIMINARY SITE WORKS AND EXCAVATION

4.1 Site Preparation

4.1.1 Set Out

T-9946 Stake Out Dwelling for cut and fill As per Site Plan

T-9949 Set Out Dwelling As per Site Plan

4.1.2 Excavation and levelling of site

145 Standard allowance Cut and fill only (imported fill at extra cost)

4.1.3 Excavation of Rock - Not Included

5 CONCRETE

5.1 Slab, Footings & Paving

5.1.1 Slab

126 Slab/Footing Inspection included Standard Single Inspection

Owners/s Initial/s

Builder's Initials

134	Slab/Footing Design	Engineer designed
C-944	Concrete Waffle Slab - Residence	Concrete Class 'M' Single Storey Qty: 87.8 square metres
C-1250	Concrete Waffle Slab - Garage	Concrete Class 'M' Qty: 16.5 square metres
C-2575	Concrete Drop edge - Residence	Concrete Class 'M' Dropped edge Qty: 2 square metres
C-2576	Concrete Peirs - Residence	Concrete Peirs(Provisional sum allowance) Qty: 8 linear metres

5.1.2 Strip Footings - Not Included**5.1.3 Protection Against Subterranean Termites**

T-2474	Termite Treatment Penetrations	Safeguard Trithor - 15 Penetrations
T-2475	Termite Treatment	Trithor Perimeter Wrap Qty: 54.93 lm

5.1.4 Stumps - Not Included**5.1.5 Driveway & path to front door - Not Included****5.1.6 Other Concrete, Porch & Verandahs**

336	Verandah Concreting	Concrete 100mm Thick Qty: 10.18 sqm
700	Porch Concreting	Concrete 100mm Thick Qty: 3.9 sqm
1539	Coloured Concrete	Qty: 14.08 sqm

6 BRICKWORK AND MASONRY**6.1 Power Panel****6.1.1 Power Panel Wall System - Not Included****6.2 Brickwork (Including Blockwork)****6.2.1 Brickwork**

B-2795	Bricks	PC Allowance (see PC Schedule)
B-33518	Bricklayer - Ground Floor	

6.2.2 Brick Corbelling - Not Included**6.2.3 Special Bricks - Not Included****6.2.4 Sills**

89	Window Sills	Bricklayer Brick on Edge Qty: 16.6 linear metres
W-2807	Window Sills	600 x 200 x 100 sill Block

6.2.5 Fireplace - Not Included**6.2.6 Special Details - Not Included****7 METALWORK****7.1 Details****7.1.1 Structural Steel: - Not Included****7.1.2 Steel Posts: - Not Included****7.1.3 Lintels**

G-1084	Lintel	1 @ 150 x 100 x 2100 Gal
G-1085	Lintel	1 @ 150 x 100 x 2400 Gal
G-1087	Lintel	1 @ 150 x 100 x 2700 x 6mm Gal

8 CARPENTRY**8.1 Timber Framing - Components****8.1.1 Prefabricated Frames & Trusses**

101	Pre-Fab Roof Truss - M2	Qty: 14.82 linear metres
103	Pre-Fab Roof Truss - Ridge Lm	Qty: 18.44 linear metres
110	Truss - Pre-Fabricated Roof M2 - 25 deg engineer designed radiata pine trusses	
112	Truss - Pre-Fabricated Roof M2 - Valley Lm - 25 deg engineer designed radiata pine trusses	
F-12835	Deep floor joist m2 allowance	inc Joists beams brackets and glue
SH-1612	Pre-Fab Ext Wall Frame	2400mm Ceiling height 90mm H2 treated radiata pine Qty: 54.93 linear metres
SH-1618	Pre-Fab Int Wall Frame	2400mm Ceiling height 90mm H2 treated radiata pine Qty: 38.74 linear metres

8.2 Other**8.2.1 Posts**

P-7668	Verandah Post	Pre-Primed Pine 90mm x 90mm x 2700 Long Qty 6
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Owners/s Initial/s

Builder's Initials

8.2.2 Flooring

935

Sheet Flooring

Yellow Tongue - 3600 x 900 x 19mm

8.2.3 Eave Lining

226

Soffit Lining

Hardiflex 2400 x 450 x 4.5mm **Qty 34.03**

1813

Soffit Lining

Hardiflex 2400 x 600 x 4.5mm **Qty 22.96**

S-28503

Soffit Lining

Hardiflex 2400 x 750 x 4.5mm **Qty 22.71**

DS-23478

Soffit Lining

Hardiflex - 2400 x 1200 x 4.5mm

8.2.4 Verandahs

hr-23340

Verandah

Under same roof line **Qty: 14.82 square metres**

8.2.5 Pergolas - Not Included

8.2.6 External Cladding

016

Linea Classic

James Hardie Stria external cladding Qty: 51.87 square metres

8.2.7 External Fretwork - Not Included

8.2.8 Other Framing Components - Not Included

9

WINDOW FRAMES, SKYLIGHTS, etc.

9.1 Details

9.1.1 Windows

436

Window

1 Aluminium - Sliding - Trend - ASF0906

439

Window

1. Aluminium - Sliding - Trend - ASF1015

1160#

Window

2 Aluminium - Double Hung DF1818

W-443

Window

1. Aluminium - Sliding - Trend - ASF1212

W-1522

Window

1. Aluminium - Sliding - Trend - ASF0615

W-7323

Window

1. Aluminium - Sliding - Trend - ASF1006

W-7527

Window

1. Aluminium - Sliding - Trend - ASFS0624

W-40558

Window

1. Aluminium - Sliding - Trend - ASFS0621

9.1.2 Flywire Screens

470

Flyscreens

To all window openings

9.1.3 Skylights - Not Included

9.1.4 Glass Bricks - Not Included

10

ROOFING

10.1 Details

10.1.1 Tile Roofing - Not Included

10.1.2 Metal Roofing

1474

Metal Roof

25 deg. Corrugated Colorbond

1477

Metal Roof

22.5 deg. Corrugated Colorbond

10.1.3 Fascia

F-17310

Fascia - Metal

Colorbond **Qty: 66.94** linear metres

F-17318

Fascia - Metal Int Crn

Colorbond **Qty 2**

F-17319

Fascia - Metal Ext Crn

Colorbond **Qty 10**

10.1.4 Sarking

736

Metal Roof

Sarking, roof plus reinforced sisilation

10.2 Gutters & Downpipes

10.2.1 Gutters

F-952

Gutter - Metal

Colorbond Hi front Quad slotted Qty: **37.14** linear metres

G-17316

Gutter - Ext Crn

Colorbond Hi front Quad **Qty 10**

G-17317

Gutter - Int Crn

Colorbond Hi front Quad **Qty 2**

F-952

Fit Gutter

Colorbond Quad Qty: **32.14** linear metres

F-952#h

Fascia/Gutter

Colorbond

Profile/Color

10.2.2 Downpipes

D-3422

Downpipes

Plumber PVC 90 mm round **Qty 6****11 THERMAL INSULATION****11.1 Insulation &/or Sarking for Walls****11.1.1 Wall Insulation**

248

Insulation - Wall Wrap

R1.3 Thermotuff Wall Wrap **Qty: 80.09 square metres**

282

Insulation - Walls

Knauf Earthwool Wall Batts R2 wall insulation 580mm pk32 Qty: 73.18 square metres

283

Insulation - Walls -

Knauf Earthwool R2 430 wall Insulation pk32 Qty: 48.78 square metres

I-1255#

Insulation - Walls - 2nd Storey

R1.3 Thermotuff Wall Wrap "Hotondo" Branded

11.1.2 Ceiling Insulation

284

Insulation - Ceilings -

Knauf R4 Earthwool 590 pk18 **Qty: 88 square metres****11.1.3 Floor Insulation - Not Included****12 DOOR FRAMES****12.1 Details****12.1.1 External Door Frames**

E-3494

Entry door frame

163 x 31mm Double rebated (Pre-Primed Pine) jamb

12.1.2 Other Door Frames

472

Sliding Door Frame

Aluminium AXF2018 **Qty 1****13 DOORS****13.1 External****13.1.1 External Doors**

1459

Door - external

Door solid Core Weatherproof 40mm Flush Panel Solid Core (paint) **Qty 1**

D-3495

Door - Entrance

Corinthian 2040 x 820 PMAD 104 slumped waterfall glass **Qty 1****13.1.2 External Door Hardware**

269

Weather Seal

Ravern RP3 **Qty 2**

E-21966

Entrance Set Nexion

Inc Project Keying **Qty 1**

E-29677

Deadbolt

Lockwood Paradigm

Inc Project Keying **Qty 1****13.1.3 Security Door - Not Included****13.1.4 Vehicle Doors - Not Included****13.2 Internal****13.2.1 Internal Doors**

250

smartrobe Door 620 Oakfield

Smart robe **Qty 3**

D-2640

Doors - Internal

Hume Oakfield Pre-hung 2040 x 720 LH **Qty 2**

D-2642

Doors - Internal

Hume Oakfield Pre-hung 2040 x 820 LH **Qty 2**

D-2645

Doors - Internal

Hume Oakfield Pre-hung 2040 x 820 RH **Qty 2****13.2.2 Cavity Door Frames - Not Included****13.2.3 Internal Door Furniture**

263

Passage Set

Door Furniture Velocity Range **Qty 5**

267

Flush Pulls

Fix Hardware Lockwood **Qty 3**

D-6908

Door Stop

Chrome 75mm **Qty 8**

P-34215

Privacy Set

Door Furniture Velocity Range **Qty 2****14 FIXINGS****14.1 Details****14.1.1 Architraves**

Owners/s Initial/s

Builder's Initials

716	Architrave	67 x 18mm F/J Pine - Colonial Profile Qty: 137 linear metres
8033	Scotia Pine 25mm	pre primed 25mm Qty: 11.4 linear metres
C-7987	MDF Window Nosing	MDF 42 x32mm Bull Nosing Qty: 11.4 linear metres
	14.1.2 Skirtings	
717	Skirting	92 x 18mm F/J Pine - Colonial Profile Qty: 92.2 linear metres
	14.1.3 Special Work - Not Included	
14.2	Built-in Wardrobes and Cupboards	
	14.2.1 Shelving details	
296	1 top Shelf & Rail	16mm painted MDF shelving Qty: 2.15 linear metres
hr-1741	Built-in shelves Carpenter - Shelves -	Linen 4/16mm Painted MDF shelves Qty: 0.99 linear metres
hr-1744	Bank of shelves	600mm wide Bank of 3 / 16mm painted MDF shelves Qty 2
14.3	Joinery	
	14.3.1 Kitchen - Cabinets	
k-3429	Kitchen	\$ 9,000 Plus GST - Supply & Install
	14.3.2 Laundry Details	
L-7245	Laundry	\$ 1,800 plus GST - Supply & Install
	14.3.3 Vanity Details	
	Location: Bathroom	
V-3454	Vanity Unit (bathroom)	\$ 600 Plus GST -Total units - Supply
	Location: Ensuite	
V-3454	Vanity Unit (ensuite)	\$ 600 Plus GST -Total units - Supply
	14.3.4 Misc Joinery - Not Included	
	14.3.5 Other Joinery - Not Included	
14.4	Miscellaneous Hardware	
	14.4.1 Details - Not Included	
15	STAIRS AND STEPS (OTHER THAN CONCRETE)	
	15.1 Details	
	15.1.1 Timber Stairs/Steps/Ramps	
1034#	Stair - Internal	
16	ELECTRICAL	
	16.1 Electricity Supply	
	16.1.1 Underground Mains - Detached Buildings - Not Included	
	16.1.2 Meter Box	
1138	Meter box	Clipsal
	16.2 Other Details	
	16.2.1 Light Points	
207	Light Points	Internal White Batten holders with globe Qty 7
215	2 Way Switch	Qty 3
216#	Intermediate Switch	Qty 1
220	Downlight	Supply & Install Qty 7
1681	Flourescent Light	Light fittings Double 1200mm without diffuser Qty 1
E-22938	Exterior Flood Lights	Halogen dual Qty 1
E-37811	Light Fitting	PC Allowance Qty 5
L-28269	Light Points	Internal Point only Qty 6
	16.2.2 Dimmer Switches - Not Included	
16.3	Power Outlets as per Electrical Plan	
	16.3.1 General Power Points	
208	Power Point	Double Qty 14
209	Power Point	Single Qty 3

213 Rangehood Power Point Single Qty **Qty 1**

16.3.2 External Weather-proof GPO's

367 Weatherproof Point Double Power Point **Qty 1**

W-37808 Weatherproof Point single Power Point for hot water unit **Qty 1**

16.4 Outlets/Wiring Connection to:

16.4.1 Dishwasher

219 Dishwasher single power point

16.4.2 Smoke Detectors

221 Smoke Detector 240 Volt with battery backup **Qty 2**

16.4.3 TV point/s

214 TV Point Coaxial cable **Qty 2**

16.4.4 Door Bell - Not Included

16.4.5 Other - Not Included

16.5 Ceiling Fans

16.5.1 Ceiling Exhaust Fans

Location: Bathroom

1134 IXL Tastic 2 heat bulb

Location: Ensuite

1134 IXL Tastic 2 heat bulb

16.5.2 Ceiling Fans

966 Ceiling fan Installation Only **Qty 4**

C-37809 Ceiling Fans with light Mercator 1300 Grange B/Chrome **Qty 4**

17 ELECTRONIC AND TELEPHONE SERVICES

17.1 Details

17.1.1 Electronic Services

TP-2652 Telephone Points Clispal Single **Qty 1**

TV-2655 Antenna TV Antenna **Qty 1**

18 PLUMBING FITTINGS AND APPLIANCES

18.1 Taps and Fittings

18.1.1 Spa Bath - Not Included

18.1.2 Sink

S-619 Sink PC Allowance (see PC Schedule)

18.1.3 Internal Taps

T-622 Kitchen - Flickmixer PC Allowance (see PC Schedule)

Location: Bathroom

B-1217 Basin Set (bathroom) PC Allowance (see PC Schedule)

B-30068 Bath Set Inc tap & spout PC Allowance (see PC Schedule)

S-30070 Shower Set PC Allowance (see PC Schedule)

Location: Ensuite

E-1220 Shower Set (ensuite) PC Allowance (see PC Schedule)

B-13257 Basin Set (ensuite) PC Allowance (see PC Schedule)

Owners/s Initial/s

Builder's Initials

Location: Laundry

L-1219	Laundry Set - Flickmixer	PC Allowance (see PC Schedule)
W-1222	Washing Machine Set	PC Allowance (see PC Schedule)

18.1.4 External Taps

199	Cold Water Tap - External	Plumber External to 6M run Qty 2
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18.1.5 Hot Water Service

H-2487	Hot Water Service	Instantaneous Gas
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18.1.6 Other Fittings

2931	Laundry Tub & Cabinet	PC Allowance (see PC Schedule)
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Location: Bathroom

102	Toilet Suite (WC)	PC Allowance (see PC Schedule)
S-618	Soap Dish (bathroom)	PC Allowance (see PC Schedule)
T-616	Towel Rail (bathroom)	PC Allowance (see PC Schedule)
T-617	Toilet Roll Holder (WC)	PC Allowance (see PC Schedule)
T-1270	Towel Ring (bathroom)	PC Allowance (see PC Schedule)
B-29711	Bath waste	Metal plug BRS 40 x 80 mm C/P (see PC Schedule)

Location: Ensuite

E-616	Towel Rail (ensuite)	PC Allowance (see PC Schedule)
T-617	Toilet Roll Holder (WC)	PC Allowance (see PC Schedule)
E-1270	Towel Ring (ensuite)	PC Allowance (see PC Schedule)
T-13256	Toilet Suite (Ensuite)	PC Allowance (see PC Schedule)

18.2 Appliances

18.2.1 Hot Plate

G-15995	Gas Cooktop	PC Allowance (see PC Schedule)
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18.2.2 Wall Oven

E-15994	Electric Oven	PC Allowance (see PC Schedule)
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18.2.3 Rangehood

R-3468	Rangehood Ducting	Ducted through roof
R-15992	Rangehood	PC Allowance (see PC Schedule)

18.2.4 Dishwasher

D-15993	Dishwasher	PC Allowance (see PC Schedule)
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18.2.5 Other Appliances - Not Included

19 HEATING AND AIR CONDITIONING**19.1 Details****19.1.1 Heating**

W-2571

Gas heating point only

(Heater not included) **Qty 2****19.1.2 Air Conditioning**

A-3174

Air Conditioning Split system

PC Allowance (see PC Schedule)

20 INTERNAL WALL AND CEILING LININGS**20.1 Details****20.1.1 Internal Wall Linings**

P-23491

Plaster walls

10mm Plaster board to all walls other than bathroom & Ensuite

W-23496

Wet Area Wall Lining

To bathroom & ensuite walls, behind toilet & laundry tub

20.1.2 Internal Ceiling Linings

P-23490

Plaster Board

10mm Gyprock Glued & screwed to metal ceiling battens **Qty: 123.2 square metres****20.1.3 Cornices**

C-23484

Cornice

90mm Cove to all Rooms
50mm Cove to all Wardrobes**20.1.4 Special Details - Not Included****21 SOLID PLASTERING****21.1 Details****21.1.1 External Rendering***- Not Included***21.1.2 Special Mouldings***- Not Included***22 PAINTING****22.1 Details****22.1.1 External wall Painting***- Not Included***22.1.2 Interior Painting including Eaves**

613

General painting

3 coat system with 4 interior colours example: Ceilings, Walls, Doors & Trim
2 Exterior colours example: eaves & Doors**23 TILING (CERAMIC/SLATE etc)****23.1 Details****23.1.1 Waterproofing**

W-6177

Waterproof Membranes

TP 30 to shower walls, floor & perimeter off all bathrooms & laundry

23.1.2 Wall Tiles**Location: Bathroom**

302

Wall Tiler

Tiler Wall maximum 300x300mm tile (larger tiles at extra cost)
Qty 14.87

1486

Wall Tiles PC Allowance

16.35 square meters

Laying Pattern:

Square is standard (other patterns at extra cost)

Extent: (Tile heights)

200mm above vanity

2000mm high in shower

1200mm high to remaining wall area

Note tile heights work to a standard 200mm high tile. extra tiles at owners cost if required**Location: Ensuite**

302

Wall Tiler

Tiler Wall maximum 300x300mm tile (larger tiles at extra cost)

1486

Wall Tiles PC Allowance

Qty 12.77

14.05 square meters

Owners/s Initial/s

Builder's Initials

Laying Pattern:
Extent: (Tile heights)

Square is standard (other patterns at extra cost)
200mm above vanity
2000mm high in shower
1200mm high to remaining wall area
Note tile heights work to a standard 200mm high tile. extra tiles at owners cost if required

Location: Kitchen

1485

Ceramic Wall Tiles:
Laying Pattern:
Extent:

Qty: 2.99 square metres
Square is standard (other patterns at extra cost)
600mm above bench top

Location: Laundry

302

Wall Tiler

Tiler Wall maximum 300x300mm tile (larger tiles at extra cost)
Qty 1.03

23.1.3 Floor Tiles

Location: Bathroom

299

Floor Tiles PC Allowance
Laying Pattern:
Extent:
Floor Tiler Wet areas
Wet area floor topping

Qty: 9.49 square metres
Square is standard (other patterns at extra cost)
Wall to wall or as noted on plan
Maximum 300x300mm tiles Laying Pattern: Square **Qty 8.63**
Tiler sand & cement topping

303

F-3171

Location: Ensuite

299

Floor Tiles PC Allowance
Laying Pattern:
Extent:
Floor Tiler Wet areas
Wet area floor topping

Qty: 5.54 square metres
Square is standard (other patterns at extra cost)
Wall to wall or as noted on plan
Maximum 300x300mm tiles Laying Pattern: Square **Qty 5.04**
Tiler sand & cement topping

303

F-3171

Location: Laundry

299

Floor Tiles PC Allowance
Laying Pattern:
Extent:
Floor Tiler Wet areas
Wet area floor topping

Qty: 5.39 square metres
Square is standard (other patterns at extra cost)
Wall to wall or as noted on plan
Maximum 300x300mm tiles Laying Pattern: Square **Qty 4.9**
Tiler sand & cement topping

303

F-3171

Location: Miscellaneous

F-24600

Vinyl flooring PC Allowance
Laying Pattern:
Extent:

\$68.00 Sqm inc GST **Qty: 48.32 square metres**
Square is standard (other patterns at extra cost)
Wall to wall or as noted on plan

24 FLOOR COVERING (OTHER THAN CERAMIC TILES)

24.1 Details

24.1.1 Floor Sanding/Finishing

1038#

Rough Sand Sheet Flooring

24.1.2 Sheet Vinyl/Vinyl Tiles/Cork Tiles - Not Included

24.1.3 Carpet - PC Allowance

1793

Carpet Supplied and Laid **Qty: 39.61 square metres**

25 GLAZING

25.1 Details

25.1.1 Shower Screens

Location: Bathroom

S-24011

Shower Screen

2000 High (900 Base) Front & Side - Pivot Out Door Semi Frameless

Aluminium framed Clear Laminated Glass

S-24011

Location: Ensuite

Shower Screen

2000 High (900 Base) Front & Side - Pivot Out Door Semi Frameless
Aluminium framed Clear Laminated Glass

25.1.2 Mirrors

M-1026

Location: Bathroom

Mirror

Width of Vanity-Max 1200mm Framed Edges To Match Shower Frame

M-1026

Location: Ensuite

Mirror

Width of Vanity-Max 1200mm Framed Edges To Match Shower Frame

25.1.3 Special Glazing - Not Included

26 FENCING AND EXTERNAL PROPERTY REQUIREMENTS

26.1 Details

26.1.1 Shedding - Not Included

26.1.2 Fencing - Not Included

26.1.3 Landscaping

C-12401

Clothesline Rotary 400

Rotary 400

27 OTHER SPECIAL REQUIREMENTS

27.1 Detail

27.1.1 Cleaner

321

Site clean

Clean up site and remove debris

322

Brick Cleaner

Brickwork Cleaned on completion

323

Interior Cleaner

Interior Cleaned on Completion

324

Window Cleaner

Windows Cleaned on Completion

27.1.2 Maintenance

327

Maintenance

3 Months maintenance period

27.1.3 Soft Furnishings - Not Included

28

PC SCHEDULE