



Scott Hawkins Homes Pty Ltd

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Specification for

Colin and Lorna Shapland

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Owners

\$326,600.00

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1 NOTES

2 PRELIMINARIES

2.1 Details

2.1.1 Soil Testing

125 Soil Classification Supplied by Owners (assume class M)

2.1.2 Drawings

94 Working Drawings Standard Plan Details
G-29580 Basix certificate fee
W-29579 Generate basix certificate

2.1.3 Building Permit - Not Included Paid for by owners

2.1.4 Insurances

1878 Insurance - Warranty Allowed for this Project
I-43127 Insurance - Construction Risk Construction Risk

3 SERVICES

3.1 Details

3.1.1 Water Supply

140 Water Connection 30 Lin m Connection To dwelling
20mm pipe from Tank to dwelling

3.1.2 Rain Water Tank & Pump - Not Included

346 3.1.3 Electricity Supply Solar power supplied by owners
3.1.4 Other Services - Not Included

3.2 Stormwater Drains

3.2.1 Stormwater Drains

144 90mm PVC 105 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 24.2 Lin m allowed

3.3.3 Septic Tank Installation

1637# Septic System \$ 9,500 - Supply & Install including excavation

4 PRELIMINARY SITE WORKS AND EXCAVATION

4.1 Site Preparation

4.1.1 Set Out

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
134 Slab/Footing Design Engineer designed

C-944	Concrete Waffle Slab - Residence	Concrete Class 'M' Single Storey Qty: 121.4 square metres
C-1250	Concrete Waffle Slab - Garage	Concrete Class 'M' Qty: 22.3 square metres
C-2576	Concrete Peirs - Residence	Concrete Peirs(Provisional sum allowance) Qty: 16 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: 57.6 linear metres

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: 26.76 square metres
700	Porch Concreting	Concrete 100mm Thick Qty: 2.4 square metres
1539	Coloured Concrete	Qty: 8.6 square metres

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: 20 linear metres
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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-1098	Garage T Lintel	Gal 2700 x 200 x 200 x 7mm Qty 1
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8 CARPENTRY**8.1 Timber Framing - Components****8.1.1 Prefabricated Frames & Trusses**

101	Pre-Fab Roof Truss - M2	Qty: 172.86 linear metres
103	Pre-Fab Roof Truss - Ridge Lm	Qty: 7.22 linear metres
104	Pre-Fab Roof Truss - Hip LM	Qty: 41.38 linear metres
105	Pre-Fab Roof Truss - Valley Lm	Qty: 8.61 linear metres
1613	Pre-Fab Ext Wall Frame	2550mm Ceiling Height 90mm H2 treated radiata pine
SH-1612	Pre-Fab Ext Wall Frame	2400mm Ceiling height 90mm H2 treated radiata pine Qty: 54.41 linear metres
SH-1618	Pre-Fab Int Wall Frame	2400mm Ceiling height 90mm H2 treated radiata pine Qty: 50.94 linear metres

8.2 Other**8.2.1 Posts**

P-7668	Verandah Post	Pre-Primed Pine 90mm x 90mm x 2700 Long Qty 1
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8.2.2 Flooring*- Not Included***8.2.3 Eave Lining**

226

Soffit Lining

Hardiflex 2400 x 450 x 4.5mm **Qty 45.5**

1813

Soffit Lining

Hardiflex 2400 x 600 x 4.5mm **Qty 19.9**

DS-23478

Soffit Lining

Hardiflex - 2400 x 1200 x 4.5mm

8.2.4 Verandahs

hr-23340

Verandah

Under same roof line **Qty: 29.16 square metres****8.2.5 Pergolas***- Not Included***8.2.6 External Cladding***- Not Included***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

440

Window

1 Aluminium - Sliding - Trend - ASF1018

444

Window

1. Aluminium - Sliding - Trend - ASF1215

452

Window

2. Aluminium - Sliding - Trend - ASF1518

457

Window

1. Aluminium - Sliding - Trend - ASF1815

458

Window

1. Aluminium - Sliding - Trend - ASF1818

459

Window

1 Aluminium - Sliding - Trend - ASFS1822

460

Window

1. Aluminium - Sliding - Trend - ASFS1824

W-7259

Window

1. Aluminium - Sliding - Trend - ASF0909

9.1.2 Flywire Screens

470

Flyscreens

To all window openings

475

Screen doors

To all aluminium sliding doors

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**

1477

Metal Roof

22.5 deg. Corrugated Colorbond

10.1.3 Fascia

F-17310

Fascia - Metal

Colorbond **Qty: 62.1** linear metres

F-17318

Fascia - Metal Int Crn

Colorbond **Qty 3**

F-17319

Fascia - Metal Ext Crn

Colorbond **Qty 7****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: **65.6** linear metres

G-17316

Gutter - Ext Crn

Colorbond Hi front Quad **Qty 7**

G-17317

Gutter - Int Crn

Colorbond Hi front Quad **Qty 3**

F-952

Fit Gutter

Colorbond Quad Qty: **62.1** linear metres**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**

Owners/s Initial/s

Builder's Initials

248	Insulation - Wall Wrap	R1.3 Thermotuff Wall Wrap Qty: 103.14 square metres
282	Insulation - Walls	Knauf Earthwool Wall Batts R2 wall insulation 580mm pk32 Qty: 63.36 square metres
283	Insulation - Walls -	Knauf Earthwool R2 430 wall Insulation pk32 Qty: 42.24 square metres

11.1.2 Ceiling Insulation

284	Insulation - Ceilings -	Knauf R4 Earthwool 590 pk18 Qty: 121.4 square metres
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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
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12.1.2 Other Door Frames

472	Sliding Door Frame	Aluminium AXF2018 Qty 1
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13 DOORS**13.1 External****13.1.1 External Doors**

1459	Door - external	Door solid Core Weatherproof 40mm Flush Panel Solid Core
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(paint) **Qty 1**

D-3495	Door - Entrance	Corinthian 2040 x 820 PMAD 104 slumped waterfall glass Qty 1
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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**

585	Garage Door - Roller door	Colorbond - up to 3000 wide
590	Garage Door - Remote	Rollerdoor Remote Qty 1

13.2 Internal**13.2.1 Internal Doors**

195	smartrobe Door 820 Oakfield	Smart robe Qty 6
234	smartrobe Door 820 Oakfield	Smart robe Qty 3
1461	Doors - Internal	Stanford Cavity Sliding 2040 x 770
D-2639	Doors - Internal	Corinthian Stanford Pre-hung 2040 x 620 LH Qty 1
D-2640	Doors - Internal	Hume Oakfield Pre-hung 2040 x 720 LH Qty 3
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 1
D-6918	Doors - Internal	Hume Oakfield Pre-hung 2040 x 720 RH Qty 1

13.2.2 Cavity Door Frames

1456	2040mm x 770mm	Corinthian
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13.2.3 Internal Door Furniture

263	Passage Set	Door Furniture Velocity Range Qty 8
267	Flush Pulls	Fix Hardware Lockwood Qty 9
D-6908	Door Stop	Chrome 75mm Qty 10
P-34215	Priversity Set	Door Furniture Velocity Range Qty 1

P-34219	Passage Set	Lockwood Sliding Doors
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14 FIXINGS**14.1 Details**

Owners/s Initial/s

Builder's Initials

716	14.1.1 Architraves Architrave	67 x 18mm F/J Pine - Colonial Profile Qty: 236.9 linear metres
8033 C-7987	Scotia Pine 25mm MDF Window Nosing	pre primed 25mm Qty: 18.3 linear metres MDF 42 x32mm Bull Nosing Qty: 18.6 linear metres
717	14.1.2 Skirtings Skirting	92 x 18mm F/J Pine - Colonial Profile Qty: 104.36 linear metres
	14.1.3 Special Work - Not Included	
	14.2 Built-in Wardrobes and Cupboards	
296 hr-1741 hr-1744	14.2.1 Shelving details 1 top Shelf & Rail Built-in shelvesCarpenter - Shelves - Linen Bank of shelves	16mm painted MDF shelving Qty: 7.13 linear metres 4/16mm Painted MDF shelves Qty: 2.62 linear metres 600mm wide Bank of 3 / 16mm painted MDF shelves Qty 4
	14.3 Joinery	
k-3429	14.3.1 Kitchen - Cabinets Kitchen	\$ 10,000 Plus GST - Supply & Install
	14.3.2 Laundry Details - Not Included	
V-3454	14.3.3 Vanity Details Location: Bathroom Vanity Unit (bathroom)	\$ 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 - Not Included	
16	ELECTRICAL	
	16.1 Electricity Supply	
	16.1.1 Underground Mains - Detached Buildings - Not Included	
1138	16.1.2 Meter Box Meter box	Clipsal
	16.2 Other Details	
207 215 220 1681 E-22938 E-37811 L-28269	16.2.1 Light Points Light Points 2 Way Switch Downlight Flourescent Light Exterior Flood Lights Light Fitting Light Points	Internal White Batten holders with globe Qty 10 Qty 2 Supply & Install Qty 7 Light fittings Double 1200mm without diffuser Qty 1 Halogen dual Qty 1 PC Allowance Qty 4 Internal Point only Qty 7
	16.2.2 Dimmer Switches - Not Included	
	16.3 Power Outlets as per Electrical Plan	
208 209 213	16.3.1 General Power Points Power Point Power Point Rangehood Power Point	Double Qty 20 Single Qty 1 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

16.5.2 Ceiling Fans

966 Ceiling fan Installation Only **Qty 5**
 C-37809 Ceiling Fans with light Mercator 1300 Grange B/Chrome **Qty 5**

17 ELECTRONIC AND TELEPHONE SERVICES

17.1 Details

17.1.1 Electronic Services

331 Antenna - TV Antenna Rural **Qty 1**
 TP-2652 Telephone Points Clispal Single **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: 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**

18.1.5 Hot Water Service

H-2487 Hot Water Service Instantaneous Gas

18.1.6 Other Fittings

2931 Laundry Tub & Cabinet PC Allowance (see PC Schedule)

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)

Owners/s Initial/s

Builder's Initials

B-29711 Bath waste Metal plug BRS 40 x 80 mm C/P (see PC Schedule)

18.2 Appliances

18.2.1 Hot Plate - Not Included

18.2.2 Wall Oven

E-43288 Gas Oven & Cooktop PC Allowance (see PC Schedule)

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)

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 1**

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: 149.9 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

Owners/s Initial/s

Builder's Initials

Location: Bathroom

302	Wall Tiler	Tiler Wall maximum 300x300mm tile (larger tiles at extra cost) Qty 13.63
1486	Wall Tiles PC Allowance Laying Pattern: Extent: (Tile heights)	14.99 square meters 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: 3.53 square metres Square is standard (other patterns at extra cost) 600mm above bench top
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Location: Laundry

302	Wall Tiler	Tiler Wall maximum 300x300mm tile (larger tiles at extra cost) Qty 0.53
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23.1.3 Floor Tiles

Location: Bathroom

299	Floor Tiles PC Allowance Laying Pattern: Extent:	Qty: 10.75 square metres Square is standard (other patterns at extra cost) Wall to wall or as noted on plan
303 F-3171	Floor Tiler Wet areas Wet area floor topping	Maximum 300x300mm tiles Laying Pattern: Square Qty 9.77 Tiler sand & cement topping

Location: Entry

F-24600	Vinyl flooring PC Allowance Laying Pattern: Extent:	\$68.00 Sqm inc GST Qty: 5.42 square metres Square is standard (other patterns at extra cost) Wall to wall or as noted on plan
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Location: Family Room

F-24600	Vinyl flooring PC Allowance Laying Pattern: Extent:	\$68.00 Sqm inc GST Qty: 26.61 square metres Square is standard (other patterns at extra cost) Wall to wall or as noted on plan
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Location: Kitchen

F-24600	Vinyl flooring PC Allowance Laying Pattern: Extent:	\$68.00 Sqm inc GST Qty: 11.39 square metres Square is standard (other patterns at extra cost) Wall to wall or as noted on plan
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Location: Laundry

299	Floor Tiles PC Allowance Laying Pattern: Extent:	Qty: 4.81 square metres Square is standard (other patterns at extra cost) Wall to wall or as noted on plan
303 F-3171	Floor Tiler Wet areas Wet area floor topping	Maximum 300x300mm tiles Laying Pattern: Square Qty 4.37 Tiler sand & cement topping

24 FLOOR COVERING (OTHER THAN CERAMIC TILES)

24.1 Details

- 24.1.1 Floor Sanding/Finishing** - Not Included
- 24.1.2 Sheet Vinyl/Vinyl Tiles/Cork Tiles** - Not Included
- 24.1.3 Carpet - PC Allowance**

1793	Carpet	Supplied and Laid Qty: 63.84 square metres
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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
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Aluminium framed Clear Laminated Glass

25.1.2 Mirrors

Location: Bathroom

M-1026
Frame

Mirror

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

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
322
323
324

Site clean

Clean up site and remove debris

Brick Cleaner

Brickwork Cleaned on completion

Interior Cleaner

Interior Cleaned on Completion

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