

Preliminaries

- ✓ Insurances
- ✓ Building agreements
- ✓ Structural warranty - 6.5 years
- ✓ Maintenance period - Three-months following completion

Site & Foundation

- ✓ Service lines - 20lm storm-water, sewer, 10lm electrical and water to run under base of house
- ✓ Termite protection
- ✓ Garden tap - x2 attached to building

Structure

- ✓ All construction to National, State and Local codes to a soil classification of 'M'
- ✓ Timber sub-floor - to National Construction Codes (NCC)
- ✓ Structural wall framing - to National Construction Codes (NCC)
- ✓ Structural roof framing and trusses to Australian Standards and engineers computations

External Cladding and Roofing

- ✓ Colorbond - to southern wall and roofing, accessories and downpipes
- ✓ Radial sawn timber board and batten to east wall and partial north wall
- ✓ Ubiq cladding to west wall and partial north wall
- ✓ Timber/thermally broken framed double glazed windows (upgrade)

Kitchen

- ✓ Bench-top - Corian
- ✓ Joinery - soy based ply, soft close doors and three drawers
- ✓ Joinery fittings - Rubbish bin and cutlery drawer insert
- ✓ Splash-back - tiled
- ✓ Cook-top - 600mm Bosch Gas Cook-top
- ✓ Oven - Bosch
- ✓ Range-hood - concealed, 3 Speed, ducted externally
- ✓ Sink - stainless steel
- ✓ Tap-ware - chrome-plated solid brass construction
- ✓ Dishwasher alcove including water supply and GPO

Bathrooms and Laundry

- ✓ Shower - tiled base - 300 x 600 mm National Tiles
- ✓ Shower screen - semi-fixed frameless glass shower panel
- ✓ Tap-ware - Reece chrome-plated solid brass construction
- ✓ Mirror - Polished edged - fixed to wall 6mm
- ✓ Vanity basin - Reece white vitreous china (Refer also to fittings/fixtures schedule)
- ✓ Toilet suites - Reece white vitreous china (Refer also to fittings/fixtures schedule)
- ✓ Towel rail - 1 x double towel rail
- ✓ Robe hooks - 2 x chrome
- ✓ Toilet roll holder - chrome
- ✓ Tiles - 600 x 300 mm to shower and bath, recess to 2100mm high - National Tiles. Feature tile 50 x 300 mm - National Tiles
- ✓ Laundry Basin - Reece 45lt utility tub and cabinet
- ✓ Corian benchtops and ply soy based joinery faces
- ✓ Solar hot water system
- ✓ Corian lined walls (upgrade)

Internal Finishes

- ✓ Raked Ceiling - lined with pine ply finished in Livos Paint
- ✓ Floor covering - "Ubiq" cement sheet
- ✓ Doors - flush panel with timber reveals
- ✓ Internal wall coverings in house - Plywood lining
- ✓ Internal wall coverings in sunroom - Ubiq cladding

Electrical

- ✓ GPO - 2 x double per bedroom, 2 x double for the kitchen and living areas
- ✓ Television point - 1 x to living area
- ✓ Phone point - 1 x to living area
- ✓ Isolation switch
- ✓ Smoke detectors
- ✓ Lighting to include feature pendant, surface mounted LED lights and LED down-lights, 1 light per room
- ✓ External LED spotlights - 2x

Sustainable Inclusions

- ✓ Windows - double glazed, aluminium frame
- ✓ Isolation switches
- ✓ Light Fittings - low-energy LED
- ✓ High draft weatherproof seals to all windows and doors.
- ✓ Ecological plant based paints
- ✓ Insulation - Ceiling: R6 Batts / Walls: R2.5 Batts / Floor: R2.5 to the ground floor base with fibre cement board under base
- ✓ GreenTag certified Corian benchtops
- ✓ Subterranean Cool Tubes
- ✓ BioPCM - Phase Change Energy Solution
- ✓ Structural Insulated Panels
- ✓ 5.0 KW Solar Panels
- ✓ FSC Certified Timber and Plywood
- ✓ Solar Hot Water System

Sustainable Upgrades

- ✓ Green Roof (excluding soil and planting)
- ✓ Green Earth Bern
- ✓ External day bed with feature fascia with creeper vines
- ✓ Internal vertical gardens and modular wicker planter
- ✓ Internal day beds
- ✓ Loft and study bed joinery
- ✓ Grey water recycling system + sliding metal shutters and Woolly Pocket plant pockets

Exclusions

- Design elements that are not applicable to all sites (pools, garage, carport, driveway, decking, sun-shades and landscaping)*
- Town planning application and submission, authority fees and charges, land surveying costs and civil engineering*
- Land feature and contour survey*
- Site preparation including demolition and excavations*
- Cranage, dependent on your block location*
- Services connections beyond standard allowance (mains water, sewer, storm water, electrical and Telstra)*
- Septic sewage system, including permits*
- Gas line and connections*
- Included construction is for non-cyclonic areas and Bushfire Attack Level - Low areas. Please contact Archiblox for the cost of construction in high risk zones.*

* Note: ArchiBlox can project manage these services on behalf of the client

Disclaimer: ArchiBlox design specifications and standard inclusions are subject to availability to individual sites. Statutory regulations and energy ratings will be confirmed following site visit, building positioning and its location. These inclusions are valid for a 6 month period from the date of engaging ArchiBlox, and are subject to change thereafter, pending supplier updates. The listed inclusions are as of June 2017.

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