

## JRZ Homes Platinum Range Quality Standard Inclusions

Be surprised at what is usually extras with other builders is standard inclusions with JRZ HOMES  
Each home can be personalized based on our clients' needs and requirements

### Preliminaries

- Custom designed plan liaising with our experienced Building Consultant
- Site visit by builder to determine any issues with land
- Includes full set of council ready plans by our very own highly experienced draftsman
- **C2 Frame Construction Included**
- **Engineered slab design to "M" soil type**
- Soil Test
- Q.B.C.C insurance
- Construction insurance
- Public liability insurance
- All required council plumbing and sewerage fees
- Private certifier fees for building
- Workplace health and safety plans and inspections
- All workplace health and safety costs, including scaffolding, edge protection- where appropriate
- On-site toilet for all workers
- Full Colour Consultancy
- Twelve month maintenance warranty and a full six year and three month QBCC warranty

### Site Works

- For sites up to 300mm fall over building pad
- Scrape site
- Import and compact building pad
- Excess soil to be spread over site

### Slab Concrete

- Slab and footings engineered and designed for a Class "M" Site
- **Rebates in slab for recessed sliding doors (tiled areas)**
- **Rebates in slab for shower floors (no step up into shower)**

### Plumbing

For (800m<sup>2</sup> block)

- Under slab plumbing to meet council requirement
- Sewage to council system
- Entry supply lines from council water supply and all plumbing rough in
- 90mm painted PVC Downpipes
- Storm water to street channel or rainwater tanks as necessary
- Fit and test all plumbing fixtures
- Connection of 3 external taps
- Water supply to fridge
- Supply and Install 1 250L Electric Hot-water system

### Pest Control

- "Kordon" termite barrier to all penetrations and perimeter as per Australian standards-lifetime Warranty (yearly inspection must be undertaken)  
This product is basically insurance against termites if you have it inspected every year from install
- **Frames and Trusses treated termite resistant T2 Timber**

### Frames and Trusses

- Supply and erection of frames and trusses as per plans
- Frames and trussed to be engineered to "C2" wind category
- Roof pitch 22.5°
- Bracing of frame as per Engineer's requirements
- Supply and installation of tie downs to frame and truss as per manufactures requirements
- **Frames to be for 2550mm ceiling height (8' 4)**

### Roof, Gutter and Facia

- Supply and fitting of roof as per plan
- Roof to be installed to "C2" wind category
- Roof to be metal corrugated Colorbond
- Guttering and Facia to be Colorbond

### Glazing

- All windows and sliding doors to be powder coated aluminium
- Solar block 1 tinted glass (grey)
- Glazing to suit "C2" wind category
- Mirrors to be powder coated frames full length of vanities
- Shower screens to be powder coated frames, clear laminated glass with pivot doors
- **Provide diamond grill security screens to all powder coated windows and sliding doors**
- **Robes 2350mm high to have panel inserts on one side, the other side mirror. Linen cupboards to have panel inserts all with powder coated frames**

## Plaster

- Metal Ceiling battens to underside of trusses
- Wet areas to be lined with 6mm villa board
- All remaining areas to be 10mm plasterboard
- **Metal bullnose external corners (round)**
- 75mm cove cornice to all wall ceiling intersections
- Garage walls to be hardies pineridge
- **Outdoor Area ceiling to be stepped up and lined with Gyprock and Corniced**

## Bricks and Bricklaying

- Brick Veneer construction
- Face Bricks from standard PGH and Austral Range
- Standard off-white mortar
- Raked mortar joints
- Standard brick letterbox to match house

## Waterproofing

- All waterproofing to meet Australian Standards

## Insulation

- Supply and install R2.5 grade ceiling batts to all areas Including garage and outdoor areas
- Supply and fit of sisilation to external walls

## Internal and External Fit Out

- Internal doors to be select from standard builders range
- Internal door hardware to be 'Lochwood Velocity' selected range
- Privacy latches on main bedroom, bathroom and toilet
- Splade skirting and architraves
- Magnetic door stops
- **Front door and entrance set to be Custom PIVOT Door (10 to choose from) or PC \$2,600.00 (Custom made Hinged 'Doorkeeper' door)**
- Humes XF1, 1/3rd glass door with clear glass to rear door if required
- The bed robe feature cabinet made melamine 4 drawers and adjustable shelving with a full length shelf across the top with hanging space/rod underneath. **Linen/storage cupboard shelving to be custom built edgelip timber shelving**
- Eaves, above windows and front patio ceiling to be lined with hardiflex
- 140x140 Merbau timber posts checked in with fishplate bracket
- Supply and install 1 wall mounted clothes line

## Garage Door

- Supply and install 2100 high and 4800 wide panel lift storm shield door including motor
- Supply and install 1 wall mounted remote point
- Supply 2 hand remote controls

## Cabinetmaker

- Kitchen cabinetry including overhead cupboards, pantry, drawers and doors as per plan
- Laminated 35mm **Square-form** tops, fully laminated cupboards with laminated kickboard.
- Walloven tower and 3 sets of drawers minimum
- **Custom cabinet made Vanities to Bath and Ensuite (where applicable)**
- **Custom cabinet made laundry Cupboard (where applicable)**
- PC Amount where applicable

## Plumbing Fixtures

- Supply and Install 250 litre Electric Hot water System
- Toilet Suites- Caroma Prima II C/C Toilet Suite 4.5/3L S
- Kitchen sink-Oliveri Endeavour 1080mm sink 1- ¼ bowl
- Vanity-Basin Carboni II inset vanity basins
- Laundry Tub-S/S Oliveri 45L C-Tub(into custom cabinetry)
- Recline Acrylic bath 1675mm x 750mm
- Raymor Surry Mixers Through-out
- Double Projix Towel rails (2 per bathroom)
- Projix Toilet roll holders

## Electrical

### Generally-

- 3 power points to main bedroom-2 power points to remaining bedrooms, 2 or 3 power points to kitchen, 2 power points to tv areas (allowance for wall mounted TV) 2 power points to living areas, power point to hallway, vanity, laundry, garage, outdoor area.
- LED downlights through-out, slimline fluros to garage, laundry and rear outdoor area, spotlights where required, 2-4 pendants to kitchen (allowance of \$150.00 inc GST ea), 2-4 front feature lights (allowance of \$100.00 inc GST ea)
- 3 or 4 TV points including Antenna and booster as required- allowance for wall mounted TV's with draw wire to pull cables through wall as required
- Ceiling fans (white) to all bedrooms, living and media
- 1 Phone point includes conduit from street to home
- NBN Ready (where applicable)
- Wire hot plate, wall oven, Rangehood, dishwasher, garage door and H.W.S
- Supply and install mains power supply from curb, switchboard, earthing, circuit breakers, safety devices

### Light Fittings

- High quality LED Downlights and light fittings, Sufficient to complete based on electrical inclusions

### Appliances

- High quality Fisher & Paykel Dishwasher, Oven, Cooktop and RangeHood

### Tiles

- **PC \$30m2 INC GST**
- Tiles laid to all main areas including wet-areas
- 500x500 size floor tiles and 600x300 Wall tiles (porcelain and larger extra)
- Supply flexible adhesives
- Supply and install aluminium trims where required
- Lay selected tiles to approx. 2,100mm in shower areas
- Lay selected tiles to approx 600mm above bath
- Tile shower bases
- Lay skirting tiles to balance of bathroom and Ensuite and laundry 150mm high
- Lay splashback to kitchen 600mm high
- Lay splashback tiles above full width of vanities approx 150mm high
- Lay splashback tiles above laundry tub 600mm high
- All tiles laid at 90 degrees

### Floor Coverings

- **Carpet PC \$48 m2 or \$176.00 l/m INC GST**  
Supply and lay quality carpet generally to media and all bedrooms
- **Vinyl Planking instead of Tiles PC \$66 m2 inc GST**

### Flexible packages

If a particular item is not on our inclusions list, please ask, as we are happy to add to, or upgrade our inclusions list and pass on discounted pricing we can secure with our suppliers to our valued clients.

### Optional upgrades may include-

- Airconditioning
- Ali-view security screens
- Rock-cote rendered exterior
- Fencing and gates
- Turfing and landscaping
- Blinds/curtains/pelmets
- Seamless epoxy flooring to garage
- Septic System

### Painting

- Internal walls to have 3 coats, 1 undercoat, 2 topcoats
- High quality *Taubmans Endure* paint
- Skirtings, architraves and doors to be gloss, same colour as internal walls
- External painted surfaces to have *Taubmans all-weather* 3 coat system .
- One colour allowed for internal and one colour for external walls
- No allowance for feature walls – can be priced based on requirements

### External Concrete

- **Supply and install 7mm exposed aggregate (Salt and pepper 50% white 50% black)** to double driveway (11.6m from house to kerb), path from driveway to entry, front porch and back Alfresco, **clothesline, wheelie-bin, HWS and 400mm mow strip to entire perimeter**

### Rubbish Removal

- Industrial bins to be used for rubbish removal
- All rubbish to be removed by end of project

### Cleaning

- Professional internal and external clean  
Construction site to be scraped and levelled at completion (this is not a turf preparation but can be priced on your requirements)