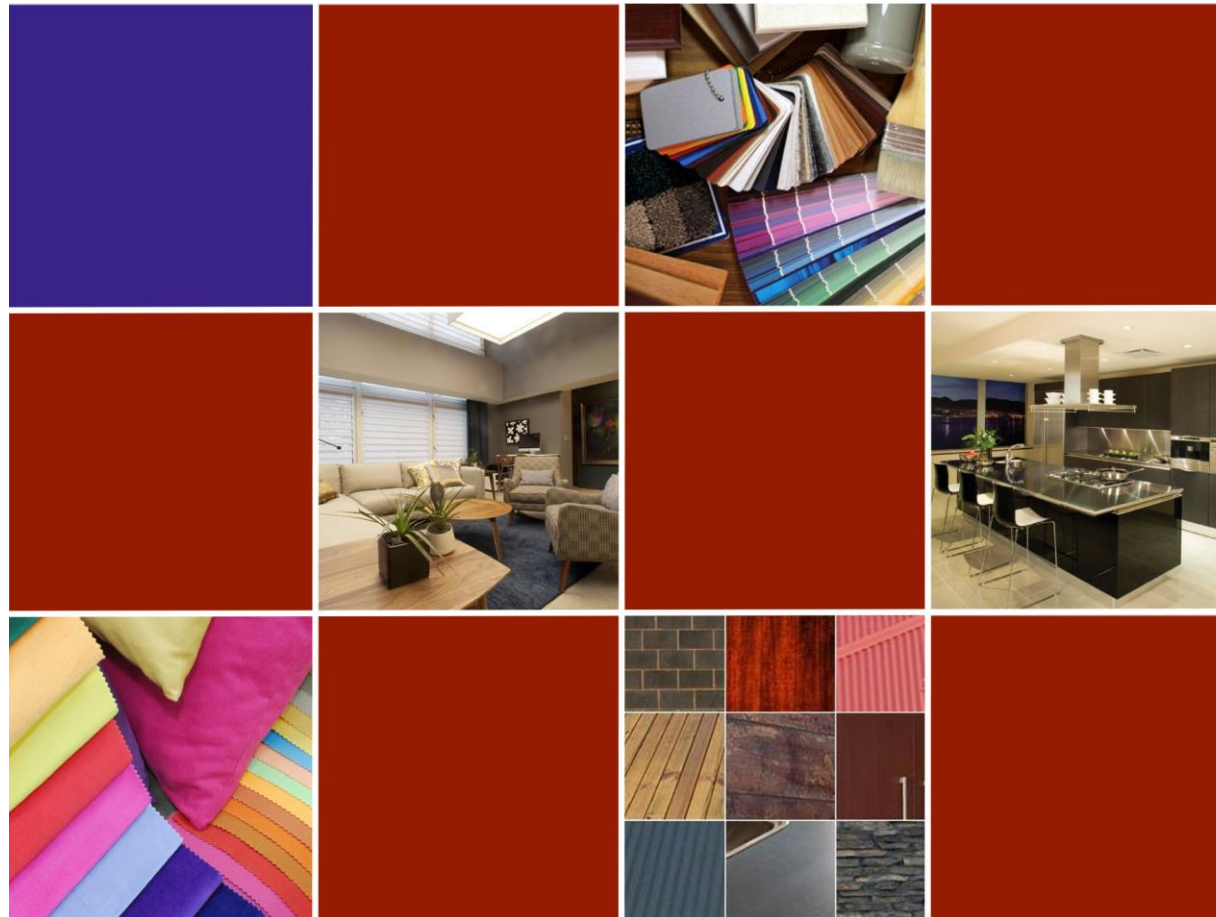




Master Checklist to getting the exact home you want on time and on budget



Site Works

Site Identification Survey included?	
Provisioning for site access included in quote?	
Are all Sediment Control measures and fines included?	
Is Temporary Fencing and Temporary Pool Fencing/Platform included in the quote?	
Does the builder have an Approved Risk Management Plan? (Only applicable in Fire Ant Zones)	
Are the Site Works, Footings and Slab quoted as per soil test with minimum 300mm Slab Depth above pad Level and are they a fixed price (No Provisional Sums)?	
Are all Set Out Surveys including the Pool included in the price?	
Are temporary power and services included?	
Has an allowance been included to Pump standing water out of the swimming pool to comply with WHS? (If so, how much?)	
What length has been allowed for storm water and sewer connection?	
Is the Telstra lead In included in the price?.	

Inspections

Footings and Slab Engineer Inspections (& Re inspections) included?	
Engineers Frame Inspection included?	
How many maintenance inspections have been allowed for after handover?.	

Insurances and permits

Is Home Owner Protection Insurance included?	
All Building Approvals, Insurances, Certification and Long Service Leave?	

Foundations

Is Home Owner Protection Insurance included?	
All Building Approvals, Insurances, Certification and Long Service Leave?	
What standard of termite protection has been allowed?	
Have slabs been allowed for rainwater tank, air conditioning unit etc?	
What is the finish to the Driveway?	
What is the finish to the garage floor?	

Construction

Is the frame engineered to N3?	
What size frame & what is the stud spacing allowed for?	
Has any protection been allowed for Windows, Doors, Cabinetry & Floors during construction?	
What size flashings have been allowed?	
Is the Frame T2?	
Are Supplier Delivery Charges Included?	

Air-conditioning, Heating, Insulation and Hot Water

What is the specification of the air conditioning and what percentage of the home can be cooled at any one time?	
Has 3 Phase Power been allowed for?	
Are Insulation Batts included To all External Walls & Upper Level Living Area Ceilings? (If so, what rating?)	
Is the quote inclusive of any additional materials required for 6 Star Energy Efficiency Rating?	
Is Gas Installation included?	
What is the specification for the Hot Water System?	

External Fittings and Finishes

What is the finish to the Soffits?	
Has external rendering been included?	
Letter Box included?	
Are any external features (Hoods/Awnings/Batten Screens etc) included in the price?	
Is the TV Antenna included?	
What is the specification for the garage door?	
How many outside taps have been allowed for?.	
What is the specification for the External Balustrades?	
What is the specification for the water tank?	
Has Caulking been included?	

Internal Fittings and Finishes

Who is the Colour Consultant and how much time has been allowed?	
How many coats of paint have been allowed and what is the paint specification?	
What finish has been allowed for to the ceiling/Wall Junctions?	
What size Skirting & Architraves have been allowed?	
What height is the tiling in each wet area?	
What Tiles have been allowed to the walls & floors. If it is an allowance what size and quality does the allowance cover?	
What is the specification for the stairs and balustrades?	
What is the specification for the Security System?	
What carpets and underlay have been allowed?	
What is the specification and furniture for the internal doors?	
How many Ceiling Manholes are included?	
Which brand of Windows & Doors have been included?	

Cabinetry

What type and size are the Robe Doors?	
What is the Fit out to all robes & linen cupboards?	
What is the specification for the Cabinetry in the Kitchen, Laundry & Bathrooms?	

Kitchen

What types of Splash backs are allowed in the kitchen?	
Is there a Dishwasher Stop Cock included?	
What is the specification for the Kitchen Sink?	
What tap ware has been allowed for?	
What Kitchen Appliances have been allowed?	

Bathroom and Laundry

What Bathroom Accessories are included and which models?	
What tap ware has been allowed for?	
What is the specification for the shower screens?	
What is the specification for the mirrors?	
What basins are included?	
What Laundry Tub has been allowed for?	
Have Stainless Steel Washing Machine Connectors been included? Are the Internal WC's externally vented? (BCA Requirement)	

Handover

What is the average number of defects on the last 6 builds and how long did it take to fix them?	
What is the Handover & Orientation process?	
Is the Site left clear and tidy with any excess soil & rubbish removed?	
How clean is the home at handover? (What is the process?)	

A quote should typically be around 20-30 pages to capture all the detail. Anything less than that is ambiguous and leads to significant increases to the contract price by completion.