



Standard Inclusions

Services & Fees Included in the Quoted Price

Construction of a quality home addition involves a range of ancillary services, many of which require fees to be paid. Cape Cod provides the services listed below and have included them in the quoted price, so you won't need to pay for them as 'extras'.

Services & fees in connection with Council D/A submission:

- | | | |
|--|--------------------------|--------------------------|
| • Compliance with Basix regulations | <input type="checkbox"/> | <input type="checkbox"/> |
| • Provision of documentation for Council submission including Elevations, Floor Plans and Statement of Environmental Effects | <input type="checkbox"/> | <input type="checkbox"/> |
| • Where required by Council - Provision of Shadow Diagrams; Site Analysis & Streetscape Analysis plans; Detailed Height Surveys & Site Surveys | <input type="checkbox"/> | <input type="checkbox"/> |
| • Submit Development Application, including payment of the Long Service Levy | <input type="checkbox"/> | <input type="checkbox"/> |

Pre-construction Inspection & Certification Services

- | | | |
|---|--------------------------|--------------------------|
| • Building inspection & report by a qualified structural engineer to determine adequacy of the existing dwelling to support the upper floor addition | <input type="checkbox"/> | <input type="checkbox"/> |
| • Termite inspection & report by a licensed termite control inspector | <input type="checkbox"/> | <input type="checkbox"/> |
| • Electrical inspection & report by a licensed electrical contractor as to the condition of wiring in the roof space and adequacy of mains and meter box to facilitate additional wiring. | <input type="checkbox"/> | <input type="checkbox"/> |
| • Plumbing inspection & report by a licensed plumber on the condition of existing plumbing services | <input type="checkbox"/> | <input type="checkbox"/> |
| • Inspections & reports dealing with asbestos, lead and other hazardous materials | <input type="checkbox"/> | <input type="checkbox"/> |
| • Obtain Sydney Water Corporation approval to build, and payment of standard inspection fees | <input type="checkbox"/> | <input type="checkbox"/> |

Services & fees required to obtain Occupation Certificate

- | | | |
|--|--------------------------|--------------------------|
| • Obtain preliminary certificates as follows: Insulation, Glazing (incl. Window Schedule), Lighting/Smoke Detectors, Wet Areas, Fixtures, BASIX Compliance | <input type="checkbox"/> | <input type="checkbox"/> |
| • Arrange final inspection by an approved independent Certifier | <input type="checkbox"/> | <input type="checkbox"/> |
| • Obtain occupation certificate | <input type="checkbox"/> | <input type="checkbox"/> |

Miscellaneous fees and charges:

- | | | |
|--|--------------------------|--------------------------|
| • Obtain Home Owners Warranty Insurance for the project. | <input type="checkbox"/> | <input type="checkbox"/> |
| • Obtain current sewer drainage diagram | <input type="checkbox"/> | <input type="checkbox"/> |
| • Remove demolition and building debris from the site, during construction and at completion | <input type="checkbox"/> | <input type="checkbox"/> |



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Construction Quality

Cape Cod has established a reputation for high quality construction. Our goal is to build a home addition that you will be proud to own, year after year after year. To achieve this, we take extra care where it matters most:

- Your personal construction supervisor/project manager with many years experience and a strong commitment to customer service
- 24 HOUR, 7 DAY Client Support Service during the construction period
- Full back up from qualified Design, Technical, and Construction personnel during business hours
- All structural floor frame support members certified by a qualified Structural Engineer
- All floor, wall and roof timbers designed in accordance with Australian Standard 1684 and certified by a qualified Structural Engineer as required
- Waterproofing protection (during construction)
- Waterproofing protection (bathroom)

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	Heavy duty tarpaulin and purpose-designed polyfabric waterproof membrane.
	Custom formed copper tray installed into shower recess area, epoxy to shower walls & waterproof membrane to wet area flooring.

Warranties & Other Considerations

- When Building Contract deposit is to be paid
- Public liability insurance cover during construction
- Defect maintenance warranty period
- Structural warranty provided by Insurance cover
- Ongoing customer care after completion
- Length of time that the Company has been building first floor home additions
- Number of first floor home additions built

	only after Council approval is received	_____
	\$10 million	_____
	26 weeks	_____
	6 years	_____
	40+ years	_____
	40+ years	_____
	over 7,000	_____