

Experience you can rely on

SERVICES & FEES INCLUDED IN THE QUOTED PRICE:

Construction of a quality home addition involves a range of accompanying services, many of which require fees to be paid. At Cape Cod, we believe that you would prefer to know the total cost of your home addition up front, and for that reason we include in our Quoted Price all of the services that are listed in this flyer. We invite you to compare our total offering with that of other Companies.



| Services & fees required for Council D/A Submission: | |
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| • Compliance with Basix regulations | ✓ |
| • Provision of documentation for Council Submission including Elevations, Floor Plans and Statement of Environmental Effects | ✓ |
| • Where required by Council - Provision of Shadow Diagrams; Site Analysis & Streetscape Analysis plans; Detailed Height Surveys & Site Surveys; Design of Onsite Stormwater Detention | ✓ |
| • Submit Development Application, including payment of Long Service Levy and any Section 94 contributions | ✓ |
| 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 | ✓ |
| • Termite inspection & report by a licensed termite control inspector | ✓ |
| • 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 | ✓ |
| • Plumbing inspection & report by a licensed plumber on the condition of existing plumbing services | ✓ |
| • Inspections & reports dealing with asbestos, lead and other hazardous materials, where required | ✓ |
| • Obtain Sydney Water Corporation approval to build, and payment of standard inspection fees | ✓ |
| Services & fees to obtain Occupation Certificate | |
| • Obtain certificates as follows: Insulation, Glazing (incl. Window Schedule), Lighting/Smoke Detectors, Wet Areas, Fixtures, BASIX Compliance | ✓ |
| • Arrange final inspection by an approved Certifier | ✓ |
| • Obtain Occupation Certificate | ✓ |
| Miscellaneous Services | |
| • Obtain Home Owners Warranty Insurance for the project | ✓ |
| • Obtain current sewer drainage diagram | ✓ |
| • Remove demolition and building debris from the site during construction and at completion | ✓ |



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. To achieve this, we take extra care where it matters most:

| Our Standard Construction Techniques | |
|---|---|
| • Your personal construction supervisor/project manager has many years of industry experience and a strong commitment to customer service | ✓ |
| • 24 HOUR, 7 DAY Client Support Service during construction period | ✓ |
| • Full back up from qualified Design, Technical, and Construction personnel during business hours | ✓ |
| • All structural floor frame support members are 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 | ✓ |
| • Particular attention is given to Energy Efficient construction | ✓ |
| • Floors - Structure floors are screwed down. Tongue & Groove floors where included are laid on a structural floor base to assist in sound transfer & insulation quality | ✓ |
| • Block primer is used on all cement render finishes. External cement screed with additives to prevent effervescence | ✓ |
| • Particular attention is given to wet areas with step downs to the floor to create a flush finish at the door and a further step down in the shower recess to contain water within the shower. Epoxies and polyurethane membranes are used to waterproof all wet areas and have a 10 year warranty | ✓ |
| • During construction, waterproofing protection involves a heavy-duty tarpaulin and a purpose-designed polyfabric waterproof membrane. Temporary down pipes are installed to keep water splash away from construction works | ✓ |

| Warranties & Other Considerations | |
|--|---|
| • When Building Contract deposit is required to be paid | only after Council approval is received |
| • Public liability insurance cover during construction | \$10 million |
| • Penalty payments to you if we don't complete on time (i.e. liquidated damages) | \$500 per week |
| • Defect maintenance warranty period | 26 weeks |
| • Structural warranty provided | 10 years |
| • Ongoing customer care after completion | 47 years |
| • Length of time that the Company has been building first floor additions | 47 years |
| • Number of first floor home additions built | over 7,000 |

OUR COMMITMENT TO YOU

You can have confidence in Cape Cod Australia's high standards of construction, in our commitment to professional service, and in our quoted price. We aim to give you a worry-free experience, and we have the people and systems in place to make it happen.

I invite you to compare our services, our value and our client references to any other builder, and I look forward to seeing your project through to a successful completion.

Yours sincerley,

ROBERT MOERMAN
Managing Director, Cape Cod Australia

HIA AUSTRALIAN PROFESSIONAL RENOVATOR 2010
HIA NSW PROFESSIONAL RENOVATOR 2012