

# **TAYLOR MADE BUILDINGS PTY LTD**

(Steel Frames)

SPECIFICATION

For

TRANSPORTABLE HOMES

MANUFACTURED BY

**TAYLOR MADE BUILDINGS PTY LTD**

2R GILGANDRA ROAD

NORTH DUBBO

SIGNED \_\_\_\_\_

(Client)

SIGNED \_\_\_\_\_

(Builder)

DATED \_\_\_\_\_

<b>DEFINITIONS</b>	This specification covers the manufacture, delivery and nominated site works for transportable homes manufactured by Taylor Made Buildings Pty Ltd hereinafter referred to as the Builder.
<b>EXTENT OF WORK</b>	Includes the manufacture, delivery and positioning on pre-cast concrete piers, together with final fitting and painting, ready for the purchaser to arrange connection of the water and drainage from under the floor of the home from points provided for this purpose; the connection of power to the meter box and the inter-connection across the split.
<b>INTERPRETATION OF DOCUMENTS</b>	This specification is to be read in conjunctions with the plan of the particular unit. Where a difference in information occurs, the specification shall take preference. Figured dimensions shall take preference to scale.
<b>SITE NATURE</b>	The area on which the home is to be placed should be basically level, but variations from level up to approximately 300mm can be accommodated. The area should be a clear space at one end of the building to allow the removal of the transport unit and include a clear access from the public roadway to the site.
<b>BUILDING LOCATION</b>	The builder shall inspect the site with the purchaser or their representative and define the location of the building by inserting pegs in the desired location. Alternatively, the client shall supply an accurate plan of the location of the home. Where it is found necessary to provide surveyor's services, this shall be an additional charge to the purchaser.

<b>INSURANCE</b>	The builder shall insure the building against loss by fire, storm or tempest, damage during transit, public risk and worker's compensation liability. The amount of insurance shall be the full value of the building. The insurance shall extend to cover a period of four weeks from the time of actual delivery to site.
<b>BUILDING REGULATIONS</b>	The builder shall comply with all Acts of Parliament regulations, and by-laws of the Local Government Authority having jurisdiction over the works. Any requirement by Local Government Authorities in regard to special foundations, brick screen walls or other items not shown on our construction detail or listed in this specification shall be an additional charge to the client.
<b>TEST DETAILS</b>	All trusses and manufacture beams shall be constructed to engineered details. Copies of test certificates shall be made available on request.
<b>SUB-FLOOR FRAMEWORK</b>	As per Custom Steel Frames Pty Ltd details and certified by Barnson Pty Ltd.
<b>FLOORING</b>	Flooring is to be tongue and grooved sheet structa-floor, suitable to apply floor coverings. Flooring is termite treated.
<b>PLINTH</b>	To the perimeter of the building fit 140mm x 19mm plinth in long lengths, mitred at joints and corners.
<b>WALL FRAMES, ROOF TRUSSES, CEILING JOIST &amp; ROOF BATTONS</b>	As per Custom Steel Frames Pty Ltd and certified by Barnson Pty Ltd.
<b>FASCIA</b>	Shall be Colourbond Novaline in selected colour mitred at joints and fixed to ends of rafters.
<b>EAVES</b>	Shall be lined with 4.5mm Hardiflex flat sheets. Joints between sheets are to be sit in divisional moulds.

<b>PORCH FLOORS</b>	Are to be 90mm x 25mm DAR selected timber with 5mm gap between boards to prevent moisture accumulation.
<b>EXTERNAL WALL CLADDING</b>	Shall be fibrous cement sheets fixed with Class 3 screws as per manufacturer's detail.
<b>INTERNAL WALL LIVING</b>	Generally, it is to be 10mm plasterboard to all rooms. The plasterboard is to be fixed according to the manufacturer's recommendation with all joints flushed by the tape and stopping method. The wet area walls shall be lined with 6mm villaboard.
<b>CEILING</b>	To the underside of roof trusses, fix 10mm plasterboard sheets and flush joins as for walls. Fix 90mm cornice to all rooms.
<b>MANHOLE</b>	Trim for manhole in hallway and fit finishing beads and cover.
<b>WINDOWS</b>	Windows are to be aluminium windows with horizontal sliding sashes. Insect screens of aluminium sections with mesh screening are to be fitted to opening sashes.
<b>DOOR FRAMES</b>	External door frames are to be manufactured from 130mm x 30mm meranti styles and heads. Double rebated and tiled sills. Internal jamb linings are to be out of 25mm meranti to widths to suit wall dimensions
<b>DOORS</b>	Front entrance door is to be 820mm x 40mm flush waterproof ply faced for stain or paint. Rear entrance door is to be 2040mm x 820mm x 35mm flush waterproof ply faced to stain or paint. The top section to be beaded with glass panel, or of pressed Masonite etc. Internal doors to be SPM or moulded panels.

<b>DOOR HARDWARE</b>	FRONT/BACK DOOR: Key in hole lockset INTERNAL: Latch set SLIDING DOORS: Sylon track or similar
<b>SKIRTING</b>	Fix 66mm x 19mm colonial style skirting to the base of all internal walls except where impervious floors occur.
<b>ARCHITRAVE</b>	Fix 66mm x 19mm colonial style architrave to all internal doorways.
<b>KITCHEN CUPBOARDS</b>	Properly constructed floor and wall kitchen cabinets to be provided in positions as indicated on plan. Floor cupboards to have raised floors with toe space under front face. Cover top of floor cupboards with Laminex decorative finish or similar as selected. Cover face of floor cupboards and doors with Laminex decorative finish as selected. Doors to be accurately fitted and hung and finished with selected catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.
<b>INSULATION</b>	The whole of the roof and wall area is to be covered with double side foil insulation fixed to top of roof battens, all joins lapped. Insulation wool to the ceiling cavity and also to the walls perimeter.
<b>IMPERVIOUS FLOOR</b>	Floors are to be 19mm tongue and groove compressed fibro sheet flooring with waterproof membrane over whole of floor area and returned up wall 150mm and full length of internal corner of shower recess. A layer of mosaic tiles to floor shall be bedded into a 2:1 mixture of sand and cement built up with adequate falls to floor wastes.

**ROOF COVERING**

Shall be .45 corrugated steel sheets in single lengths fixed with tek screws and finished to provide a watertight roof complete with .45 guttering, ridge capping and barge capping, downpipes are to be 90mm PVC extending to floor levels.

**SANITARY  
PLUMBING**

The sanitary plumbing will terminate at the underside of the floor. From this point, the purchaser shall supply all materials and complete and complete the sanitary plumbing to the satisfaction of the authority having jurisdiction over the work. The whole of the plumbing within the building shall be carried out by a licensed plumber. Connection of hot water by owner.

**ELECTRICAL**

The electrical work included in the building shall be carried out in accordance with the wiring rules adopted by SAA and to the standard requirements of the local supply authority. This contract does not provide for alteration to purchaser's existing electrical installation or for any special item of electrical equipment. Some local supply authorities may require such items as circuit breakers, time clocks, injection meters, 3 phase wiring, etc. The cost of installation of such items shall be an additional charge to the client. On notification by the purchaser to the builder that a permanent water supply has been connected, the builder will arrange an appointment with the local supply authority to connect the buildings to the electrical mains. The completion of the builder's works under the contract shall not be dependent on the connection of mains supply. The builder shall not be held responsible for defects to appliance or wiring caused by faulty items which may be supplied by the purchaser. The purchaser must apply for the supply of electricity from the local authority and pay the fees.

**PAINTING**

All exposed timber is to be properly prepared before paintwork is commenced. Exposed timbers shall receive:

One undercoat primer

One undercoat

One finishing coat.

Where internal timber is specified to be stained, it shall have one coat of penetrating stain then stopped and finished to a gloss finish where exposed timber; where exposed timber is specified as stained, it is to have two coats of natural oil stain. Downpipes are to receive two coats of acrylic paint.

**GLASS**

All glass is to be best quality and free from blemishes and is to be back puttied, sprigged and fact puttied or beaded as required. Maximum sheet sizes are to be as dictated by the glass manufacturer's specifications.

**PEST CONTROL**

Covered by steel flooring system and ant caps to piers.

**CARPETS**

Quality cut and loop or Berber carpets to living and bedrooms. Vinyl with hardwood underlay to kitchen from our range.

**FOUNDATION PIERS**

Provide foundation piers at approximately 1800mm maximum centres under all bearers. The piers shall bear true and level on firm ground and shall commence with one 190mm x 190mm x 90mm unreinforced precast concrete block. Sufficient further blocks are to be laid to provide a level surface to seat the building.

**SITE FINISHING**

The carpenter will final fix all linings and finishings and check all doors and windows to ensure that all these items are operating correctly. To the front and back entrance, he will fit demountable steps consisting of steel risers and steel treads. Painter shall do all stopping and finishing of paintwork and leave building clean and ready for occupancy.

**TAYLOR MADE BUILDINGS** reserves the right to substitute equivalent materials to any specified, depending on supply.