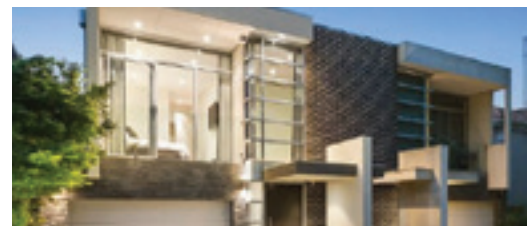




## The Master Building Checklist

In this Ebook you'll discover what are the most important inclusions you must check to analyse your building quotation



## Your Builder:

Is your builder allowed to build in Victoria?	
Does your builder have the relevant skills and experience to undertake the proposed project?	
Is your builder and his company registered in VBA?	
What insurances does your builder provide?	
Does your builder offer 10 years of builders warranty?	
Does your builder have a list of clients they have build for?	
Does your builder provide you 24/7 online access to review construction progress on site, regular site photos and actual budget and construction program?	

## Building contract proposal

A building contract must thoroughly specify the work to be completed, along with the following:

The commencement and completion date of the project clearly stated or easily able to be worked out	
Your name as the home buyer and the contractor's license number included	
A description of all the work to be carried out during the building process, including plans, specifications, and any particular requirements that you may have	
The necessary insurances	
The contract price	
A clearly stated cooling off period	
The Consumer Building Guide which you must read and acknowledge	
A checklist of items and a caution about signing the contract if you can't tick yes to all items	
A place for the buyer to acknowledge that they have read and understood everything in relation to the contract	
Prime Cost or Provisional Sum items clearly stated, along with the builder's margin to be applied.	
Progress payments clearly specified for each stage.	
A clause that states that all work will comply with the Building Code of Australia as well as the other standards required by law	
That the contract begins on the day when the last party signs the contract and the other party is made aware of this signing - this is the date and should not be confused with the starting date for the project	
What is the amount of liquidated damages the builder is required to pay in the case of delay in completion?	
Is the construction program provided in detail?	

## Site Works

Is there a Site Identification Survey included?	
Is there Provisioning for site access included in the quote?	
Are all traffic controls, delivery 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 some specific projects)	
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 the Set Out Surveys 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?)	
Has a cost been allowed for stormwater and sewer connection?	
Is the Telstra lead In (NBN connection) included in the price?	
Is hard and soft landscaping allowed?	

## Inspections

Are the Footings and Slab Engineer Inspections (& Re-inspections) included?	
Is the Engineers Frame Inspection included?	
How many maintenance inspections have been allowed for after handover?	
If independent inspectors engaged, has it been specified in your agreement?	

## Insurances and permits

Is Home Owner Protection Insurance included?	
Are all Building Approvals, Insurances, Certifications included?	

## Foundations

What standard of termite protection has been allowed?	
Has allowance been made with slabs for rainwater tank, storage shed, air conditioning unit etc?	
What finish does the Driveway have?	
What finish does the garage floor have?	
Has allowance been made for concrete crossover?	

## Construction

Is the frame and trusses engineered to relevant wind pressures and all frame certifications available?	
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 for?	
Are Supplier Delivery Charges Included in the quote?	

## Air-conditioning, Heating, Insulation and Hot Water

What are the specifications for air conditioning and what percentage of the home can be cooled at any one time? (Allowance for separate zones?)	
Is 3 Phase Power required?	
Has an underground pit been allowed for underground power connection?	
Are Insulation Batts included To all External Walls & Upper-Level Living Area Ceilings as per energy 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? (2 coat or 3 coat system?)	
Is the 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 External 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 type of floor and wall coverings have been allowed for the walls & floors? If it is an allowance, what size and quality do 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 type of Windows & Doors has been included? (does it include flyscreens and security screens?)	

## Cabinetry

What type and size are the wardrobe 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 Splashbacks are allowed for in the kitchen?	
Is there a Dishwasher Stop Tap included?	
What is the specification for the Kitchen Sink?	
What tapware has been allowed for?	
What Kitchen Appliances have been allowed?	

## Bathroom and Laundry

What Bathroom Accessories are included and which models?	
What tapware has been allowed for?	
What is the specification for the shower screens?	
What is the specification for the mirrors?	
What basins are included?	
What type of 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 was 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? (Handover Manual)	
Has the Site been 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 30-40 pages to capture all the detail. Anything less than that is ambiguous and leads to an increase in over 36% to the contract price by completion.	