

OUR STANDARD INCLUSIONS

PRELIMINARIES

Plans	Plans, Basix and Specifications prepared by our Architect.
Engineer Details	Site investigation and foundation design by Kelley Covey.
Contract	Fixed price Contract.
Certification	Private Council certification completed by Pro Cert.
Surveying	Surveying completed by Brown & Krippner.
Insurances	Home Owners Warranty and construction insurance.

EXTERNAL FEATURES

Excavation	Site clearing and excavation (excluding rock).
Concrete Slab	Raft slab to suit "H1" class site with 500mm cut & fall.
Pest Treatment	Termite protection treatment - penetration and perimeter.
Frame & Trusses	90mm structural grade treated timber frame and trusses - 2400mm ceiling height.
Insulation	R1.5 batts to walls and R3.5 batts to ceiling.
Fascia & Gutter	Colorbond fascia and gutter - standard colour range.
Bricks	Careys bricks with raked, flush or ironed joints (PC allowance).
Roof Iron	Colorbond roof iron with sarking.
Windows	Manilla Glass aluminium sliding windows with flyscreens - standard colour range.
Panelift Door	Nullarbor Texture, Seville or Statesman profile panelift door with remotes - standard colour range.
Connections	Standard connection to town water, sewer and storm water.
Hot Water System	25 litre/min instantaneous gas system with recess box.
Downpipes	Standard round PVC downpipes.
Water Tank	Rapid Plas 5100L round water tank to comply with Basix requirements.

INTERNAL FEATURES

Interior Linings	10mm aquacheck to wet areas and 10mm plasterboard to walls & ceilings.
Garage Lining	Pine ridge sheeting to garage walls.
Waterproofing	K10 Plus three coat waterproofing system.
Cornice	90mm cove cornice throughout.
Carpet	Redbook Carpets Radiance carpet to lounge, bedrooms and WIR (PC allowance).
Floor Tiles	Ceramic 450mm floor tiles to living areas (PC allowance).
Paint	Three paint colours to ceiling, walls and mouldings.
Window Coverings	North West Shutters roller blinds to living areas and bedrooms (PC allowance).
Entrance Door	Hume 1200mm entrance door (PC allowance).
Entrance Furniture	Gainsborough Contemporary Trilock (PC allowance).
Laundry Door	Hume glass opening 820mm laundry door.
Laundry Furniture	Gainsborough G4 Contractor Series entrance set.
Internal Doors	Hume Moulded Panel range internal doors.
Internal Furniture	Gainsborough G4 Contractor Series passage set.
Mouldings	66mm bullnose, colonial, half splayed or pencil round.
Built-ins	Hume Moulded Panel range doors with dummy handles. Four shelves and hanging rail to all robes. Linen cupboards to have five shelves and designed per owners request.
Walk in Robe	Whiteboard shelving & hanging rail as per owners request.

KITCHEN/PANTRY

Cabinetry/Bench Top	SMW Kitchens or Pulse Kitchens & Interiors cabinetry and bench top as per plan (PC allowance).
Appliances	Owners choice of appliance package (PC allowance).
Dishwasher	Owners choice of dishwasher (PC allowance).
Sink	Kitchen sink to suit plan (PC allowance).
Mixer	Kitchen mixer (PC allowance).
Splashback	Ceramic tile splashback 600mm high (PC allowance).

LAUNDRY

Cabinetry/Bench Top	SMW Kitchens or Pulse Kitchens & Interiors cabinetry and bench top as per plan (PC allowance).
Sink	Laundry sink (PC allowance).
Mixer	Laundry sink mixer (PC allowance).
Tiling	Ceramic tile 600mm high splashback, floor & one row of skirting tile (PC allowance).

BATHROOM & ENSUITE

Tiling	Floor, shower to 2m high and skirting to remainder (PC allowance).
Drains	Two tile insert strip drains to showers, two 100mm square tile insert drains to floor.
Fixtures	Owners to select vanities, bath tub and toilet suites as per floor plan (PC allowance).
Tapware	Owners to choose vanity mixers, shower mixers, shower arm, shower rose, bath mixer and bath outlet (PC allowance).
Shower Screens	Manilla Glass framed clear glass shower screens as per plan.
Shower Niche	Shower niche to showers.
Mirrors	Manilla Glass fixed mirrors with polished or plain edge.
Accessories	Owner to choose towel rails, guest towel holders and toilet roll holders (PC allowance).

ELECTRICAL (EXAMPLE)

Connections	Standard connection of electricity with Origin. Telephone connection from mains to house.
Power Points	Thirty five double power points.
Downlights	Thirty five downlights (PC allowance).
Tastics	Two IXL 3 in 1 heat, vent and light tastics to bathroom and ensuite.
Smoke Detectors	Two hardwired smoke detectors.
TV Point	Three TV points & aerial.
Phone Points	Two phone points.
Fluro Lights	Two fluro lights to garage.
Weather Points	Four external weather points.

HEATING & COOLING

Gas Points	Two gas points.
Air Conditioning	10kw Daikin fully ducted reverse cycle air conditioning unit.

EXTERIOR

Driveway	Driveway 50m ² finished in plain concrete.
Alfresco	Alfresco finished in plain concrete.
Porch	Ceramic 450mm floor tiles to porch.
Clothesline	Daytek rotary clothesline.
Mail Box	Brick mail box to match residence.
Garden Taps	Four garden taps.

GENERAL

Builder's Clean	Builder's clean ready for occupation.
Site Clean Up	Site clean up to 3m around house site – extra excavation and excess dirt removal is owners responsibility.
Maintenance	Three month maintenance period.
Guarantee	Six year structural guarantee.

Please note – price is subject to engineering details and site inspection. Laying of tiles over 450mm, laying of feature tiles or tiles laid in a pattern will incur additional labour costs by the tiler.