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STANDARD INCLUSIONS

Price includes all material and labour required for the construction, unless noted by owner.

Inclusions are as follows:

FOUNDATIONS :

- *Raft slab on "M" site*

BRICKS:

- *Either Face Brick (\$1000 per 1000)*
- *Hebel Power Panel*

ROOFING:

- *Engineer designed termite treated radiate pine roof trusses at 900 cts at 20degrees*
- *Roof line one level for hole home*
- *Colorbond iron roof*
- *Colorbond fascia, quad gutters*
- *Sisalation to roof area*

EXTERNAL WALLS:

- *Engineer designed termite treated radiate pine frame with studs at 600 cts*
- *Ceiling height 2400mm*

PLUMBING:

- *All plumbing work for sewer and storm water connected in ground up to 15lm*
- *Gas and water connected to mains 15lm*
- *All P/C items installed*
- *2 water taps to external walls*
- *PVC Downpipes connected to storm water*
- *2 storm water pits*

INSULATION:

- *External walls R 2.0 batts*
- *Ceilings in living areas R3.5 batts*

WINDOWS:

- *Improved single glazed aluminium windows from Eco as per plan in standard colour*
- *Fibreglass fly screens to all windows & sliding doors*

DOORS & FIXOUT:

- *820mm Front entrance door from builders range (Hume NX5)*
- *Flat readicote internal doors*
- *Choice of door locks and knobs from builders range (Lane)*
- *1/2 Splayed 67x18 MDF architraves and skirtings (Timber to wet areas)*
- *Duracote doors (for other external doors where drawn on plan)*

EAVES:

- *450mm wide eaves where drawn on plan*
- *4.5mm cement sheeting with H mould joint strip*
- *19x19mm pine trimming around perimeter of house*

GYPROCK:

- *All walls to be lined with 10mm plasterboard*
- *Ceilings to be lined with 10mm plasterboard*
- *Walls in bathrooms to be lined with 6mm villa board*
- *Patio to be lined with 13mm plasterboard or fibro cement sheeting*
- *90mm Scotia cove cornice through out house, 55mm Scotia cove cornice in linen & robe cupboards*

KITCHEN & APPLIANCES

- *Laminated kitchen cupboards and bench top as per plan with dishwasher space*
- *Set of 4 drawers with cutlery insert*
- *2 Sets of 2 pot drawers*
- *Splash back tile allowance \$35 per metre*
- *700mm undermount range hood*
- *900mm Free standing gas cook tops & electric oven from builders range*
- *Stainless steel 1 ½ bowl sink with drainer from builders range*
- *Dishwasher from selected builders range*
- *Pantry-Laminated benchtop with open shelving top and bottom where noted on plan (if drawn on plan)*

LAUNDRY:

- *Laminated cupboards and bench top , as per plan*
- *45 litre flushline laundry tub*
- *Floor tiles, skirting tiles & above tub 400mm - \$35 per metre.*
- *1 x 2 drawers the rest cupboards*

BATHROOM & ENSUITE:

- *1525mm or 1690mm bath in bathroom from builders range*
- *Vanities as per plan from builders range*
- *Tiled shower base with Wet-seal protective sealant*
- *Clear glass laminated aluminium framed shower screen with pivot door to main bathroom & ensuite or tiled nib wall with no screen as drawn on plan*
- *Polished edge mirrors above vanities*
- *Posh Domain Duel flush toilet suite from builders range*
- *Mizu Soothe mixers from builders range*
- *Wall (2000mm) & floor tiles \$35 per metre allowance*
- *Mizu soothe towel rail, soap holder & toilet roll holder from builders range*

CUPBOARDS:

- *4 MDF Shelves to linen cupboards*
- *Bank of shelves 900mm long, top shelf and hanging rail to W.I.R & robes*
- *Swinging doors to linen cupboards & robes*

STUDY:

- *Laminated benchtop with 1 x filing cabinet (if noted on plan)*

HOT WATER SYSTEM:

- *Thermann 6 star instantaneous hot water unit*

FLOOR COVERING:

- *Floating floor to entry, kitchen, family, meals to allowance of \$35sqm*
- *Choice of carpet from selected builders at Paynes Carpet Court range to remaining rooms.*

BLINDS:

- *Blinds to all windows from selected builders range*

LIGHT FITTINGS:

- *LED down lights to entry, family, kitchen, meals, lounge & patio area.*
- *4 LED down lights to front of house (depending on plan selected)*
- *Oyster lights to remaining rooms.*
- *1 fluorescent light to garage*
- *1 flood light to out the back of home*

HEATING:

- *Ducted Braemar 3.5 star gas heating with programmable thermostat*

COOLING:

- *Ducted Coolair evaporative air conditioning including weather seal & comfort controller*

ELECTRICAL:

- *2 double power points to all bedrooms*
- *Double power points to study, kids retreat, pantry (if home selected plan has these rooms)*
- *2 double power point to kitchen bench top*
- *2 TV point with double power point*
- *Smoke detectors wired into main*
- *Door bell*
- *Phone point*
- *2 double power points to your liking*
- *Power to all P/C items*
- *Conduit ran for NBN (Owner organisers pre install & connection)*
- *Power connected to main line 15 lm*
- *Exhaust fans to all bathrooms*
- *TV antenna*

PAINTING:

- *3 coat paint system*
- *1 colour for internal wall colour*
- *1 colour for internal ceiling*
- *1 colour for skirting, architraves & doors*
- *1 colour for eaves & external ceiling*
- *2 colours to external walls eg: rendered houses*
(For more than one internal colour price will vary)

EXTERNAL:

- *Plain concrete to patio/porch*
- *Plain concrete paths to remaining areas of house 800mm wide*
- *Double plain concrete driveway to front of roller door*
- *Colorbond panel lift roller door 5m*
- *Back Colorbond roller door if drawn on plan*
- *1800mm colorbond fence to an allowance*
- *2 x colorbond gates*
- *Hills hoist clothes line or fold out cloths line with path*
- *All site works & excavations to 600mm fall over house*
- *Remove all waste from site once complete*
- *Brick/Hebel or timber post mail box with chrome insert*

SERVICES:

- *All plans designed & drawn*
- *Plans & specifications submitted to council*
- *All council fees*
- *Home Owners Warranty Insurance*
- *BASIX certificate*
- *Engineers details, inspections & certificate for footings & slab*
- *Termite treatment & certificate*
- *6 year structural warranty*
- *6 month maintenance service*
- *Home clean on completion*
- *Temporary site fence*
- *Site toilet*

LANDSCAPING (Can be included on request):

- *Inground sprinkler system (maintenance with faulty product gear only, not for any mowed over sprinkler heads etc)*
- *Plants to an allowance*
- *40Lm of concrete garden edging*
- *Bark in garden beds from builders range*
- *Remaining areas to be Kiku turf*

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