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STANDARD INCLUSIONS

GENERAL

- Obligation free site inspection and quotation
- Design service offered to customize your home to your personal requirements
- The price quoted is for a house built on a level, cleared block with all services available
- All working plans and specifications
- Soil test and report
- All Council Building and Plumbing fees
- Full Construction and Public Liability insurance
- Housing Industry Association fixed price building contract
- Site Sign
- Site Toilet
- Footings and slab are designed by qualified Engineers from the soil test and both are inspected by the Engineers during construction
- All connections – water, power, stormwater, sewer & Telstra on standard block

CONSTRUCTION

- Concrete floor slab or concrete footing & timber flooring
- Brick veneer construction to your selected colour with sisalation to all external walls
- Tile or Colorbond roof – to your selected colour
- Colourbond Fascia & Gutter System
- Erection of all framing and trusses
- Fitting of all doors and windows
- All fitting out
- Fitting and fixing all hardware as required
- Eaves, gables and soffits

PLUMBING

- Hot and cold water to fittings and appliances as required
- Connection of all fittings and tapware
- Sewer drainage
- Stormwater drainage to Council requirements
- Downpipes

ELECTRICAL

- Underground or overhead mains connection
- Circuit breaker switchboard with residual current device
- Ample power & light points to suit house size
- Connection of all appliances
- 2 T.V. co-axial points
- 2 telephone points
- Telstra pre-wiring

WINDOWS

- Powdercoat aluminium sliding windows to your selected standard colour
- Powdercoat aluminium sliding doors to your selected standard colour

HOT WATER SERVICE

- 250 litre mains pressure – electric

INSULATION

- R3.5 Batts to ceilings
- R1.5 Batts to exterior walls

PLASTERER

- 10mm plasterboard linings throughout
- W.R. board to wet areas
- C.S.R. Fibreboard to shower walls
- Metal ceiling battens
- 75mm cove cornice

FIXING MATERIAL

- 65 x 19 Tas. Oak or M.D.F. Craftwood architraves
- 65 x 13 Tas. Oak or M.D.F. Craftwood skirtings
- Tas. Oak door jambs
- Aluminium front and rear door frames
- Hardi-flex eave and soffit linings

DOORS

- Front door - Allowance for door and side panel - \$450
- Back door - Aluminium sliding to laundry or solid flush panel
- Interior - Stanford 4 panel doors
- - Satin chrome lever handles
- Door stops
- Remote control panelift garage door

KITCHEN

- Fully lined kitchen cupboards constructed by qualified joiners
- Cupboard doors to be Tas. Oak, Lamiwood, vinyl wrap or 2 pack painted finish
- Formica or Laminex post formed tops to benches
- Ample drawer space with metal roller slides
- Stainless steel kitchen sink – 1½ bowl
- C/P flickmixer
- Matching door & drawer handles

APPLIANCES

- Appliances – Electric wall oven, hot plates & rangehood - Allowance \$1,800

LAUNDRY

- 45 litre laundry tub built into bench
- Cupboard for Hot Water Service & broom storage
- C/P Flickmixer
- C/P Washing machine taps

BATHROOM & ENSUITE

- 1650 acrylic bath – white
- Polymarble shower bases – white
- Clear laminated shower screens in your choice of frame colours
- Lamipanel or tiles to showers – in your selected colour
- 900mm vanity units in bathroom & ensuite
- Praxis quality tapware
- Napoli “Slimline” dual flush toilet cistern – white
- IXL tastic – 4 light to bathroom, 2 light to ensuite

BEDROOMS

- Master bedroom – Built-in robes with hanging & shelving space
- Other bedrooms – Built-in robes with hanging & shelving space
- Linen cupboard with shelving
- Doors – to wardrobes – Sliding 4 panel painted to match internal doors
- Door knobs – Satin chrome flush pulls

TILING

- Splashbacks to kitchen, laundry, bathroom & ensuite to the value of \$1,000.00 including labour

PAINTING

- All interior & exterior painting to 1st class standard by qualified Painters

HEATING

- Heating – Daiken inverter heat pump 8.5 kw.

FLOOR COVERINGS

- Total floor coverings allowance for carpets and vinyls \$8,000.00

CLEANING

- House thoroughly cleaned on completion
- Windows professionally cleaned
- Block leveled – all rubbish removed
- Skip bin on site during construction

MISCELLANEOUS

- 3 month builders maintenance period from completion
- Strict quality control and supervision of sub-trades
- Friendly, personal service (no charge)

BY OWNER

- Telstra connection fee
- Aurora connection fee
- All light fittings apart from downlights
- Fencing
- Driveway and paths
- Landscaping
- Window furnishings

The above items can be priced separately and organized if required.