

# STANDARD INCLUSIONS



**TOTAL**  
BUILDING

## PRELIMINARY

- Architectural Drawings
- Structural Engineering & Computations
- Soil Test
- Six Star Energy Rating
- Building Permit Fees & Application
- Home Owners Warranty Insurance
- Site & Building Insurance
- Connection of all Services (Water, Sewer, etc)
- Site Works (No removal of unforeseen terrain ie. Rock etc)

## BASE SLAB

- Concrete Slab to Engineering Design & Specifications - Raft/Conventional Slab
- Termite Treatment - Part A & Part B

## FRAMING

- Timber Wall Frame Studs at 450mm centre's - Not Prefabricated
- 2700 ceiling level as standard
- 450mm eave overhang throughout

## TRUSSES & ROOFING

- Timber Roof Trusses
- Colorbond Metal Roof with sisalation
- Colorbond Fascia, Gutter and Flashings

## BRICKS

- Select from Builders Range (wire cut)

## WINDOWS & SLIDING DOORS

- Quality Aluminium Sliding Windows & Doors including Fly Screens & Locks

## GARAGE DOORS

- Panel Lift Door with Auto Controller

## HEATING & COOLING

- High Efficiency Gas Ducted Heating throughout with zoning & Evaporative Cooling

## ELECTRICAL

- Slimline Double Power Points
- Interconnected Smoke Detectors
- LED Downlights throughout
- Feature pendants to Kitchen island bench
- Exhaust Fans / IXL heat lights to bathrooms
- External Power Point

## FRONT DOOR

- Corinthian Front Entrance Door with translucent glass

## INTERNAL DOORS

- Hume - Panel Door Options Standard
- Primed Pine Door Jambs - Painted

## INSULATION

- R2.5 Insulation to Walls (subject to energy rating)
- R4.0 Insulation batts to Ceiling (subject to energy rating)
- Sound batts to internal walls where high noise area

## PLASTERING

- Plasterboard with 90mm Coved Cornice
- 2.7 Ceiling Level - unless specified

## HOT WATER SERVICE/ APPLIANCES

- Rinnai Infinity gas Hot Water Service
- Smeg or similar Stainless Steel upright Cooker

## SKIRTING & ARCHITRAVES

- 67mm x 18mm Architraves
- 92mm x 18mm Skirting Boards
- Hardwood Architraves to wet areas

## PAINTING

- Quality Paint throughout
- Rolled paint to Walls - (Not sprayed)
- Standard 3 colour selection

## INTERNAL FIXTURES

- Plumbing Fittings & Fixtures -supplied by Reece
- Gainsborough Door Furniture & Locks
- Gainsborough Tri-Locks to External Doors keyed alike
- Polytec Joinery to Bathroom & Ensuite with Diamond Gloss Bench Tops
- Caesar Stone Benchtops to Kitchen with Polytec Doors
- Semi-Frameless Shower Screens with Pivot Door
- Tiling to Kitchen, Laundry, Bathroom & Ensuite
- Melamine Shelving
- Chrome Door Stops
- Towel Rails/Toilet Roll Holders

## WATER TANK

- Slim Line Rain Water Tank & enclosed pump connected to flushing devices

## COMPLETION OF PROJECT

- Builders Clean
- Certificate of Occupancy
- Supervision carried out by company owner - (Not a supervisor)
- Concrete to Driveway, Outdoor Area & Porch