

Standard Inclusions

General:

- Plans, specifications and building permit (excluding planning permits and dispensations if required).
- Site assessment and soil testing.
- Engineers footing design.
- 6 star energy rating.
- 3 month maintenance period.

Site Costs and Connections:

- Site costs and connections based on land size up to 700m² with maximum 6m front setback and 300mm fall over building area.
- Stormwater and sewer connection within building allotment. (up to 700m² land size)
- Underground power, gas (if available) and water run in. (Excludes any consumer account opening fees)
- Bal 12.5 requirements.

Foundations & Footings:

- Engineer designed 'H1' class concrete waffle pod slab.
- Rock and excess soil removal excluded.

Structural:

- 10 year Structural Guarantee.
- Engineer designed roof trusses.
- Timber wall frames to Australian Standards.
- N2 wind speed rating.

External:

- Selection of Builders Category 1 & 2 range Selkirk bricks.
- Colorbond roof with roof ventilator.
- Colorbond gutter, fascia and downpipes.
- 450mm fully lined eaves across front facade.
- 2 x external garden taps.
- Brick infill over all relevant windows, entry door and garage vehicle access door.
- Aluminium sliding windows and sliding glass doors with powder coated finish. (Single glazed)
- Feature windows to façade. (Single glazed)
- Locks to all openable windows.
- Obscure glass to wet areas.
- Flyscreens with aluminium mesh to all openable windows. (sliding glass doors not included)
- Plain concrete driveway and crossover. (up to 50m²)
- Clothesline.
- 470mm x 470mm brick letterbox.
- Water resistant plaster to porch and alfresco.

Insulation:

- R2.0 Insulation Batts to all external walls.
- R4.0 Insulation Batts to ceiling.
- Reflective foil to all external framed walls. (including garage)

Internal:

- 2400mm ceiling height.
- 75mm cove cornice.
- 67mm x 12mm MDF skirtings and architraves.
- Skirting tiles to wet areas.
- 10mm plasterboard ceiling and walls throughout.
- Block out builders range blinds to all windows and sliding doors

Doors:

- 2040mm x 820mm entrance door.
- 2040mm flush panel internal doors.
- Flush panel door to external garage access (if required).
- Chrome hinges, latches and striker plates.
- Chrome finish entrance lock set.
- Chrome finish lever sets to internal doors. (Builders Standard range)

Robes and Linen:

- Hinged robe doors (product specific)
- 1 x white melamine shelf with hanging rail to robes.
- 4 x white melamine shelves to pantry and linen.

Floor Coverings:

- Selection of Standard Range carpets from Solomons Flooring.
- Selection of Standard Range underlay.
- Selection of Standard Range floor tiles or vinyl plank from National Tiles.

Garage:

- Sectional double garage door (remote control and 1 x wall mount remote included)
- Single roller door for rear access (product specific)
- 75mm cove cornice.
- Plasterboard ceiling.

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Standard Inclusions

Kitchen:

- 20mm stone benchtops from Builders Standard Range.
- Laminate overhead cupboards including above fridge space.
- Cabinet handles from Builders Standard Range.
- 1 x bank of 4 drawers with cutlery insert.
- Dishwasher space and connections.
- Tapware from Builders Standard Range.
- Stainless steel sink from Builders Standard Range.
- Feature tiled splashback from Builders 100 x 200 Range.

Bathroom and Ensuite:

- Laminate benchtops from Builders Standard Range.
- Joiner built laminate vanity.
- Full width mirror above vanity.
- Cabinet handles from Builders Standard Range.
- Choice of Builders Standard Range round or square basins.
- Polymarble shower base (size product specific).
- Semi-frameless shower screen with pivot door.
- Tiled shower niche (ensuite only)
- 1675mm acrylic bath.
- Builders Standard Range 450mm x 450mm floor and wall tiles.
- Choice of Builders Standard Range shower rose & mixer.
- Choice of Builders Standard Range basin mixer.
- Choice of Builders Standard Range towel rails & toilet roll holders.

Laundry:

- Laminate benchtops from Builders Standard Range.
- Joiner built laminate base cupboards.
- 45L inset stainless steel trough.
- Tiled splashback from Builders Standard Range.
- Choice of Builders Standard Range sink mixer.
- Washing machine stops concealed within cupboard.
- Drying cupboard (product specific)

WC:

- Close coupled toilet suite.
- Choice of Builders Standard Range toilet roll holder.

Appliances:

- 900mm Westinghouse freestanding stainless steel cooker.
- 900mm Westinghouse stainless steel canopy rangehood.
- Westinghouse stainless steel dishwasher.

Paintwork:

- 3 coat paint system to all internal walls.
- Gloss finish to internal doors, skirting boards and architraves.
- Gloss finish to external entry door.

Electrical:

- LED downlights to entry passage, kitchen and living /dining.
- Batten light points to remainder of residence.
- Slimline cover plates and switches.
- Double power points as per electrical plan (product specific).
- RCD safety switch with circuit breaker to meter box.
- Hardwired photoelectric smoke detectors with battery backup.
- TV antenna including 3 x TV points.
- 1 x external double power point to alfresco (product specific).
- 1 x external wall light to laundry door.

Heating:

- 4 star gas heating unit (unit size & number of outlets is product specific)

Hot Water System

- Instantaneous or solar hot water service

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