



Standard Inclusions Sample

General Inclusions

- Soil Test and Contour Survey
- All BA council fees, portable long service leave fees and QBCC fees
- Full Construction Insurance providing peace of mind
- Engineered waffle slab, designed to a "H2" classification
- 6 star energy efficiency construction
- N2 non-cyclonic wind loading construction & security tie-down
- 2400mm ceiling height
- Six year six month structural warranty
- Twelve month maintenance warranty
- Earthworks to create a building pad to a maximum fall of 1m
- Kordon Termite Treatment from BAYER to slab penetrations and around permitter of home. Fifty year warranty (conditions apply)
- All products listed in this inclusions sheet are from the builder's select range of suppliers, nominated materials and builder select colour ranges

External Inclusions

- Brick & Tile construction unless otherwise noted on plan
- Austral bricks – select ranges
- Bristle concrete roof tiles – select ranges
- Render over brick or blue board (if indicated on plan)
- R2.5 ceiling installation to all ceiling areas under the main roof
- Sislation (wall wrap) to all external walls
- Colorbond fascia and gutter
- Automatic colorbond panel garage door with 2 remote controls
- Two (2) external taps
- Two (2) external lights
- Sewer connection up to 30 meters
- Storm water connection to a standard 6 meter set-back
- Aluminium sliding glass windows with keyed alike window locks
- Front door from Hume doors
- Gainsborough lever entrance set and deadlock to front door

Internal Inclusions

- Manufacturer two coat system, fully painted inside and out with Taubmanns quality acrylic trade paint. Ceilings in white only, with walls in a single colour. Gloss skirtings, architraves and reveals to match wall colour

- Skirting to be 68 x 12 mm classic profile
- Architrave to be 42 x 12 mm to match skirting profile
- Hume Internal doors, gloss painted
- Built-in robes to bedrooms (if shown on plan), include a shelf with rail
- Linen press (if shown on plan) contain four shelves and a swing or vinyl sliding door
- Cornice to be standard plaster cove 90mm
- 10mm plasterboard to all walls and ceiling
- 10mm water resistant lining to all bathrooms
- Gainsborough lever door furniture – trade range

Electrical

- Euromaid Stainless Steel Multifunction Oven 60cm, Model BS5
- Euromaid Black Ceramic Cook Top 60cm, Model CC64
- Euromaid slide out front recirculating Stainless Steel range hood 60cm, Model RSFR8S
- Euromaid Stainless Steel Dishwasher, Model DC14S
- Ceiling fanlights to each bedroom and family room
- Exhaust fans to bathrooms
- Power points
 - Three (3) single power points to kitchen for dishwasher, refrigerator and microwave
 - Two (2) double power points to kitchen and main bedroom
 - One (1) double power point to all remaining rooms (excluding WC)
- Two (2) T.V. points or NBN points
- Two (2) phone points or NBN points
- Smoke detectors with 240 volt battery backup located by builder in accordance with legislation
- Lights (including fittings as selected by builder)
 - Internal – one (1) per room
 - External – one (1) to porch & one (1) to alfresco/patio area
- Earth leakage circuit breakers fitted per legislation
- 1x 2.0HP split air-conditioner for the family room

Continued overleaf...



Standard Inclusions Sample – Continued...

Hot Water System

- Energy efficient 190 Litre Chromogen Heat Pump hot water system (uses 65% less power than standard electric hot water system)

Kitchen

- Essa stone bench tops from Laminex (20mm)
- Fully laminated cupboards
- Fully laminated overhead cupboards (ifs indicated on plan)
- Pantry to be painted carpenter made with four shelves 1050mm 1 ¾ bowl in stainless steel with one tap hole
- Chrome mixer tap
- 600mm splash back tiling to underside of overhead cupboards

Bathrooms and toilets

- Laminex bench tops with post form edges
- Fully laminated vanity cupboard
- Framed mirror above vanity
- White Ceramic drop-in vanity basin
- Chrome mixer tap
- Chrome shower head
- Chrome towel rail and paper holder
- Clear glass shower screen with either pivot or sliding door
- 1525mm acrylic bath tub (if shown on plan)
- White ceramic soap holder in shower
- Vitreous china toilets
- Skirting & floor tile to be 400x400 mm ceramic tiles with one (1) row above vanity. Tiles to 400mm above bath and approx. 2100mm high in the shower recess
- Tiled shower base with waterproofing
- Obscure glass to all windows in bathrooms, ensuite and WC

Laundry

- Everhard laundry tub (45 litre) with suds by-pass and metal cabinet
- If indicated on plan, stainless steel drop in tub when laundry bench
- Tiling to be 400x400 mm ceramic tiles and includes floor area, 1 row for skirting and 400mm above laundry cabinet or bench
- Chrome mixer tap

Floor Coverings

- Ceramic tiles (400x400 mm) to kitchen, dining, meals, hallways and entry
- Balance of internal house (excluding garage) to be carpet, mechanically fitted with rubber underlay
- Garage floor to be left natural broom finish concrete
- Porcelain tiles and/or larger tiles will attract an additional cost

Window Treatments

- Safety screens to all external doors (excluding pivot doors) and windows
- Vertical blinds to all windows and glass sliding doors excluding garage

Light Fittings

- Light fittings throughout home as selected by builder
- Single fluorescence to garage (Two single florescence is double garage)

Driveways/landscaping/fencing etc.

- Driveways to be wineglass in shape and finished in exposed aggregate concrete
- Porches, pathways, external alfresco and patio areas are to be finished in exposed aggregate concrete
- Letterbox
- Turf to front and rear yards with a single feature garden (approx. 8 SQM) to front yard
- Rear and side fencing to front alignment of house (only if not already existing) and returns to house. One single gate is included. Fence to be a standard three rail treated pine fence
- Paraline clothesline
- Twelve month maintenance warranty excludes fencing, turf and landscaping

Cleaning

- External – Aushomes Pty Ltd will clean all builders' debris etc. from site to enable landscaping to proceed unhindered.
- Internal – Builder's clean by professional cleaner throughout home