



# HOUSE INCLUSIONS

ADDRESS:



## ABOUT OUR PROPERTIES

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All Homes are fixed price, turn key complete with standard inclusions to take the guesswork out of building your new home.

You know upfront exactly what your home will cost. Our quality range of fittings and the finishings are so extensive, your home will look and feel anything but standard!

## PRE-CONSTRUCTION

- HIA Fixed Price Contract
- QBCC Home Warranty insurance
- Plans and House Inclusions
- Engineers soil report & slab design
- Council building & plumbing application fees and charges (standard applications in QLD Based)
- Building Structure to meet NCC National Construction Code
- Footings and slab constructed to engineer's details as per site classification
- 6 star energy efficiency rating
- Water connection fees (excludes water meter installation if required)
- Pre-determined external and internal colour scheme by Builders Home Decor Consultant (covenant approved)
- Energy efficiency requirements as per energy report
- Wall sarking insulation (R1.0 Rated) to meet energy efficiency requirements

## SITE WORKS, FOUNDATIONS & CONNECTIONS

- Site scrape and/or balanced cut & fill excavation over building platform
- Removal of vegetation and/ or excess spoil
- Waffle pod concrete slab including bulk concrete bored piers (if required)
- Termite treatment to slab penetrations and physical perimeter barrier (as per Australian Standards)
- Sewer and stormwater connection to existing serviceable connection points
- Surface drains including dedicated stormwater line
- Electrical mains run in
- Water connection from pre-tapped water main
- House constructed wind rating conditions
- Retaining walls (if required)

## WARRANTIES

- QBCC Insurance (6 years structural warranty from Practical Completions as per QBCC New Home Warranty)
- 12 month defect period from date of Practical Completion

## FRAME

- To be constructed in accordance with current Building Regulations, National Construction Code and Australian Standards
- Frame and Truss to be erected in accordance in accordance with current National Construction Code and Australian Standards
- N2/N3 wind rating unless alternative wind ratings specified by Structural Engineer/Certifier

## EXTERNAL FINISHES

- Custom Orb Metal Roof in accordance with Builders Colour Scheme
- Anticon blanket to under Roof
- Metal fascia, gutter and PVC painted downpipes as per plan
- Colorbond automatic garage door with 2 remote handsets
- Humes hinged front entry door with glass panels, finished in accordance with Builders colour scheme
- Humes duracote flush external hinged door (if depicted on plans) in accordance with Builders colour scheme
- Gainsborough quality entry external lock sets
- Aluminum powder coated windows and sliding doors with clear glass in accordance with Builders colour scheme
- Key locks to all windows and sliding doors
- Diamond Grill Safety Screens to all opening window sashes and sliding doors
- Extensive range of materials including Brick render, face brick and light weight cladding (as depicted on plan)
- Feature stone or brick pier (if depicted on plan) in accordance with Builders colour scheme
- FC sheet infill over windows and doors (as depicted on plan)
- Broom finish to Alfresco Slab (unless otherwise noted on plan)

## INTERNAL FINISHES

- Hume pre hung flush redicote internal doors
- Gainsborough quality internal door hardware
- 75mm cushion door stops
- Vinyl robe sliders with aluminium frames (as depicted on plan)
- Architraves 42mm x 11mm Splayed
- Skirting 66mm x 11mm Splayed
- Ceiling heights 2440mm
- Builders Range Air-Conditioner (5.2Kw fitted to the Living Area & 2.6Kw fitted to Master Bedroom)
- Roller blinds to all sliding aluminum windows and doors excluding wet areas & garage windows (if applicable)
- Builders/Sparkle house clean
- Carpets to all Bedrooms in accordance with Builders colour scheme

## KITCHEN & APPLIANCES

- 20mm stone benchtops in accordance with Builders colour scheme
- Laminated cabinets and drawers in accordance with Builders colour scheme
- Quality handles and fittings to cabinetry
- 1 3/4 stainless steel sink with drainer
- Quality handles and fittings to cabinetry
- Chrome Flickmixer
- 600mm Technika black electric ceramic cooktop with 4 zones and touch control (5 years manufacturers warranty)
- 600mm Technika stainless steel electric oven with 5 functions, push button programmable clock and knob control (6 years manufacturers warranty)
- 600mm Technika stainless steel front recirculating slideout rangehood with 3 speeds and switch control (5 years manufacturers warranty)
- 600mm Technika stainless steel freestanding dishwasher (5 years manufacturers warranty)

## ELECTRICAL

- Recessed meter box (sub board in aux unit)
- Dual phase underground mains and meter box
- Underground single phase sub mains
- Earth leakage safety switch and circuit breakers
- Clipsal LED downlights throughout the house as per electrical plan
- Single 1200mm LED light to garage
- Clipsal white aluminum ceiling fans in all bedrooms and living room
- Clipsal Iconic switches and power points
- Roof mounted digital compatible Tv Antenna to each unit
- Photoelectric interconnected smoke detectors (direct wired to board with battery back up)
- Exhaust fans (if depicted on plans)
- Data and TV points (as per electrical plan)
- NBN conduit lead in to garages
- 1 x Telstra Lead Ins
- A/C Isolator (as depicted on plan)

## PLASTERING

- To be supplied & installed in accordance with Current Australian Standards
- 90mm cornice
- 10mm plasterboard to ceilings and walls
- 13mm plasterboard to partiwall
- 10mm waterproof plasterboard or 6mm villa board to wet areas
- Plasterboard to alfresco ceiling (if depicted on plan)

## PAINTING

- Internal 3 coat paint system (1 coat of sealer & 2 coats of colour) in accordance with Builders colour scheme
- External 2 coat paint system in accordance with Builders colour scheme

## **TILING**

- 450mm x 450mm ceramic tiles to main floor (as depicted on plan)
- 2100mm high ceramic wall tiles to shower recess
- 450mm high ceramic wall tiles to bath splashback
- 150mm high ceramic wall tiles to vanity splashback
- 700mm high ceramic tiles to Kitchen splashback
- 600mm high ceramic tiles to Laundry tub splashback
- Tiling in accordance with Builders colour scheme

## **BATHROOM, ENSUITE & POWDER ROOMS**

- Poly Marble rectangle benchtop
- Laminated Cabinets in accordance with Builders colour scheme
- Quality handles and fittings to cabinetry
- Frameless mirror to width of vanity
- Chrome Flick mixer to all vanities
- Bambino 1510mm bathtub - nonslip bottom (if applicable)
- Chrome bath spout (if applicable)
- Chrome single function rail shower with soap holder
- Builders range link toilet suite
- 600mm Chrome Double Towel Rail
- Chrome Toilet Roll Holder
- Chrome Floor waste (round)

## **LAUNDRY**

- Stainless Steel 40L Standard laundry tub and cabinet
- Chrome flick mixer

## **LANDSCAPING**

- Landscaping package to complete the project including 1 x garden bed, turf and decorative rock as per site and covenant requirements
- 1 x low maintenance garden bed to front including edging and mulch
- Batters to be mulched
- Exposed aggregate driveway (or to match developers existing driveway)
- 1.8m high butted timber paling fence to side and rear boundaries as required
- Side returns and gates (as depicted on plan)
- Fencing to meet covenant guidelines (if applicable)

## **OTHER FINISHES**

- Wall or fence mounted clothesline
- Builders range letterbox including street number
- Eaves as per plan - changes may be required to comply with council or covenant requirements
- FC sheet to soffit/eave lining
- Hot water system - Hotflo 250 Ltr Electric storage hot water system 3.6kw