

## STANDARD INCLUSIONS

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### PRELIMINARIES

<b>Plans</b>	Plans, Basix and Specifications prepared by our Architect.
<b>Engineer Details</b>	Site investigation and foundation design by Kelley Covey.
<b>Contract</b>	Fixed price Contract.
<b>Certification</b>	Private Council certification completed by Pro Cert.
<b>Surveying</b>	Surveying completed by Brown & Krippner.
<b>Insurances</b>	Home Owners Warranty and construction insurance.

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### EXTERNAL FEATURES

<b>Excavation</b>	Site clearing and excavation (excluding rock).
<b>Concrete Slab</b>	Raft slab to suit "H1" class site with 500mm cut & fall.
<b>Pest Treatment</b>	Termite protection treatment - penetration and perimeter.
<b>Frame &amp; Trusses</b>	90mm structural grade treated timber frame and trusses - 2400mm ceiling height.
<b>Insulation</b>	R1.5 batts to walls and R3.5 batts to ceiling.
<b>Fascia &amp; Gutter</b>	Colorbond fascia and gutter - standard colour range.
<b>Bricks</b>	Careys bricks with raked, flush or ironed joints (PC allowance).
<b>Roof Iron</b>	Colorbond roof iron with sarking.
<b>Windows</b>	Manilla Glass aluminium sliding windows with flyscreens - standard colour range.
<b>Panelift Door</b>	Nullarbor Texture, Seville or Statesman profile panelift door with remotes - standard colour range.
<b>Connections</b>	Standard connection to town water, sewer and storm water.
<b>Hot Water System</b>	25 litre/min instantaneous gas system with recess box.
<b>Downpipes</b>	Standard round PVC downpipes.
<b>Water Tank</b>	Rapid Plas 5100L round water tank with pump.

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### INTERNAL FEATURES

<b>Interior Linings</b>	10mm aquacheck to wet areas and 10mm plasterboard to walls & ceilings.
<b>Garage Lining</b>	Pine ridge sheeting to garage walls.
<b>Waterproofing</b>	K10 Plus three coat waterproofing system.
<b>Cornice</b>	90mm cove cornice throughout.
<b>Carpet</b>	Builders range of carpet to lounge, bedrooms and WIR (PC allowance).
<b>Floor Tiles</b>	Ceramic 450mm floor tiles to living areas (PC allowance).
<b>Paint</b>	Three paint colours to ceiling, walls and mouldings.
<b>Window Coverings</b>	North West Shutters roller blinds to living areas and bedrooms (PC allowance).
<b>Entrance Door</b>	Hume 1200mm entrance door (PC allowance).
<b>Entrance Furniture</b>	Gainsborough or Lockwood door furniture (PC allowance).
<b>Laundry Door</b>	Hume glass opening 820mm laundry door.
<b>Laundry Furniture</b>	Gainsborough or Lockwood passage set with deadbolt.
<b>Internal Doors</b>	Hume Moulded Panel range internal doors.
<b>Internal Furniture</b>	Gainsborough or Lockwood passage/privacy sets.
<b>Mouldings</b>	66mm bullnose, colonial, half splayed or pencil round.
<b>Built-ins</b>	Hume Moulded Panel range doors with dummy handles. Four shelves and hanging rail to all robes. Linen cupboards to have five shelves and designed per clients' request.
<b>Walk in Robe</b>	Whiteboard shelving & hanging rail as per clients' request.

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### KITCHEN/PANTRY

<b>Cabinetry/Bench Top</b>	Pulse Kitchens & Interiors or Simmonds Kitchens & Detailed Joiners, cabinetry and bench top as per plan (PC allowance).
<b>Appliances</b>	Clients choice of appliances (PC allowance).
<b>Sink</b>	Kitchen sink to suit plan (PC allowance).
<b>Mixer</b>	Kitchen mixer (PC allowance).
<b>Splashback</b>	Ceramic tile splashback 600mm high (PC allowance).

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## LAUNDRY

<b>Cabinetry/Bench Top</b>	Pulse Kitchens & Interiors or Simmonds Kitchens & Detailed Joiners cabinetry and bench top as per plan (PC allowance).
<b>Sink</b>	Laundry sink (PC allowance).
<b>Mixer</b>	Laundry sink mixer (PC allowance).
<b>Tiling</b>	Ceramic tile 600mm high splashback, floor & one row of skirting tile (PC allowance).

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## BATHROOM & ENSUITE

<b>Tiling</b>	Floor, shower to 2000mm high and 1200mm to remainder (PC allowance).
<b>Drains</b>	Two tile insert strip drains to showers, two 100mm square tile insert drains to floor.
<b>Fixtures</b>	Client to select vanities, bath tub and toilet suites as per floor plan (PC allowance).
<b>Tapware</b>	Client to choose vanity mixers, shower mixers, shower arm, shower rose, bath mixer and bath outlet (PC allowance).
<b>Shower Screens</b>	Manilla Glass framed clear glass shower screens as per plan.
<b>Shower Niche</b>	Shower niche to showers.
<b>Mirrors</b>	Manilla Glass fixed mirrors with polished or plain edge.
<b>Accessories</b>	Client to choose towel rails, guest towel holders and toilet roll holders (PC allowance).

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## ELECTRICAL (EXAMPLE - TAILORED TO SUIT FLOOR PLAN)

<b>Connections</b>	Standard connection of electricity with Origin. Telephone connection from mains to house.
<b>Power Points</b>	Thirty five double power points.
<b>Downlights</b>	Thirty five downlights (PC allowance).
<b>Tastics</b>	Two IXL 3 in 1 heat, vent and light tastics to bathroom and ensuite.
<b>Smoke Detectors</b>	Two hardwired smoke detectors.
<b>TV Point</b>	Three TV points & aerial.
<b>Phone Points</b>	Two phone points.
<b>Fluro Lights</b>	Two fluro lights to garage.
<b>Weather Points</b>	Four external weather points.

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## HEATING & COOLING

<b>Gas Points</b>	Two gas points.
<b>Air Conditioning</b>	10kw Daikin fully ducted reverse cycle air conditioning unit.

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## EXTERIOR

<b>Driveway</b>	Driveway 50m <sup>2</sup> finished in plain concrete.
<b>Alfresco</b>	Alfresco finished in plain concrete.
<b>Porch</b>	Ceramic 450mm floor tiles to porch.
<b>Clothesline</b>	Daytek rotary clothesline.
<b>Mail Box</b>	Sandleford Bondi post mounted mail box to match residence.
<b>Garden Taps</b>	Four garden taps.

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## GENERAL

<b>Builder's Clean</b>	Builder's clean ready for occupation.
<b>Site Clean Up</b>	Site clean up to 3m around house site – extra excavation and excess dirt removal is client's responsibility.
<b>Maintenance</b>	Three month maintenance period.
<b>Guarantee</b>	Six year structural guarantee.

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Please note – price is subject to engineering details and site inspection. Laying of tiles over 450mm, laying of feature tiles or tiles laid in a pattern will incur additional labour costs by the tiler.