



HOME INCLUSIONS // SILVER

SITE ADDRESS:

OWNERS:

DATE:

GENERAL

Standard Building Permit Application Fees

Site Classification Report

BAL Assessment Report – up to BAL Low included

Building Information Report

Sewer & Water Information Report

Property Information Report

Energy Compliance Report using VURB method

Builder's Warranty Insurance

Public Liability & Products Liability Insurance

Asset Protection Permit Application

Working Drawing Plans & Structural Engineering Plans

Colour Consultant

SITE PREPARATION

Site Scrape. Excess Soil Spread or Stockpile on Site (soil removal will incur variation)

Temporary Fencing

SERVICES

Gas Service Installation & Connections

Installation of Sewer Drains & Connection to within the boundary & up to 1.2m deep

Stormwater Drains 90mm connected to LPOD (All connection included to within the boundary)

Dry Water Tapping up to 6m Set Back from front boundary

Underground Electrical Connection up to 6m Set Back from front boundary – single phase

Telstra connection from street to house – by 3rd party after hand-over

SLAB & FRAME

Concrete Slab and Foundations to Standard Specifications with footing depth to 450mm from top of floor level (Full Engineering is required and may incur Variation)

Standard MGP10 Pine Frame, Floor & Roof Trusses engineered up to wind loading of 'N2'

Ceiling Height at 2400mm for Single and Double Story

Termite Resistant collar to penetrations (Part A only/Part B not included)

Note: Ceiling Heights may vary

WINDOWS & FLYSCREENS

Aluminium windows with powder coated finish & keyed locks (standard profile)

Aluminium Single-Glazed Windows (Standard Profile)

Aluminium Single Glazed Sliding Doors (Standard Profile)

Flyscreens to openable windows (Standard Mesh)

Note: Window sizes may vary

ROOFING

Colorbond Iron Roof up to 22.5° pitch with Whirlybird (if required)

Colorbond Fascia & Quad Slotted Gutter

Colorbond Downpipes 100x50mm

Scaffold and Guardrail throughout installation (OHS requirements)

EXTERNAL FACADE

Traditional Facade

BRICKS

Bricks – Builders Range (Category 1)

Mortar - Standard sand and cement

GARAGE

Sectional Door to Front (4800mmW x 2100mmH as per plan) Including 2 Remotes

Roller Door to Rear (If applicable to Plan)

Flush Panel Paint Grade 2040mm Door (If applicable to Plan)

Plaster to Ceiling with 75mm Cove Cornice

PORCH / ALFRESCO

Plain Concrete to Floor (If applicable to Plan)

Timber Paint Grade Corner Post & Beam (Alfresco only)

Lined ceiling

DECKING (UPPER STOREY ONLY)

140mm x19mm Merbau Decking (If applicable to Plan) - unstained

Lined Ceiling (If applicable to Plan)

Timber Paint Grade Corner Posts (If applicable to Plan)

Powder Coated Aluminium Balustrade with Glass Inserts (If applicable to Plan)

ELECTRICAL

Light Outlets - Single Batten Holders

External lights - Standard bunker/Spotlights – x2

Standard Double Powerpoints – x15 (may vary depending on plan)

NBN Hub with 6 point Provisioning:

- TV Points - 2x as per plan
- Phone Points – 1x as per plan
- Data Points – 3x as per plan

Smoke Detectors - as required by plan

3-in-1 Light/Fan/Heat (2 globe) to Bathroom and Ensuite

Extractor Light Fans to WC / Powder

HEATING

Central Heating up to 10 points (provision for unit and ductwork space to be assessed on site – alternative options may be required if not enough room)

INSULATION

Anti-Glare Sisulation to external walls

Walls - R2 batts

Ceilings - R4.1 batts

PLASTER

Ceiling & Wall Sheets - 10mm Plasterboard

Shower Walls only - 6mm Villaboard

75mm Cove Cornice

ARCHITRAVES & SKIRTINGS

Architraves - 67mm MDF Single Bevel

Skirting - 67mm MDF Single Bevel

DOORS**External Front**

Corinthian Entrance Door (2040mm x 820mm) - Paint Grade PMAD101 (Door frame: Timber/Aluminium)

Gainsborough Terrace Entrance Knob Lockset (Keyed alike)

External Rear

Corinthian Flush Panel External Door (2040mm x 820mm) - Paint Grade

Gainsborough Terrace Entrance Knob Lockset (Keyed alike)

Internal

Corinthian Redicote Flush Panel (2040mm High)

Gainsborough G4 Leverset handles

STAIRCASE (INTERNAL)

MDF Carpeted Closed Tread (If applicable to Plan) with overlay on MDF closed tread with Exposed Stringer

Painted Timber Handrail (If applicable to Plan)

PAINTING

Dulux Full Gloss/Satin Finish to All Interior Woodwork (1x colour)

Dulux Washable Low Sheen Finish to Plaster Walls – 3 Coats (1x colour)

Dulux Flat Finish to Ceilings – 2 Coats (1x colour)

Dulux Exterior Low Sheen – 2 Coats

WALL TILES**Beaumont Tiles - Silver Range up to 450x450mm**

Kitchen – up to 700mm High above Bench

Bathroom/Ensuite Vanity - up to 300mm above Vanity

Bathroom Walls - up to 600mm above Bath

Shower Walls - up to 2000mm High

Laundry - up to 300mm High above Trough

FLOOR COVERINGS

Ceramic Floor Tiles to Wet Areas from Beaumont's Tiles Silver Range up to 450x450mm

Laminate Floating Floor to Entry, Kitchen, Meals & where marked on plans with Quad Edging – Builders Range (Category 1)

Carpet with Step Eco Foam Underlay to Remainder as per plan – Builder's Range (Category 1)

KITCHEN

Custom-made Polytec Laminate / Melamine Cupboards & Overhead Cupboard Doors (no overheads above Fridge)

Standard Lincoln Sentry Handles

Laminate Benchtops with Postformed Edge

4x Drawer with Cutlery Insert to Top Drawer

Soft-close Drawer Runners

Sink – Base MK3 1 3/4 Bowl Stainless Steel

Sink Mixer – Mizu Drift Gooseneck Sink Mixer Chrome

Gas 4 Burner Cooktop – Kleenmaid 600mm Finline Gas Cooktop KCGCT6011

Underbench Oven- Kleenmaid 600mm Finline 5 Function Oven KCOMF6010

Slideout Rangehood – Kleenmaid 600mm Slideout Rangehood KCRHS060

Dishwasher – Kleenmaid 600mm S/Steel Dishwasher KCDW6020S

W.I.P

4x Washable White Melamine Shelves

LAUNDRY

Trough & Cabinet – Base Laundry Trough & Cabinet

Sink Mixer - Posh Bristol MKII Chrome

ENSUITE

Custom-made Polytec Laminate / Melamine Vanity with Doors

Standard Lincoln Sentry Handles

Laminated Bench Top

Standard Drawer Runners

Basin – Base vanity basin

Shower Base - Tiled Base with approx. 40mm step up

Shower Arm & Rose – Base All Directional Shower

Basin Mixer, Shower Mixer - Posh Bristol MKII

Shower Screen, Clear Glass & Pivot Door - 2000mm High

Towel Rail – Mizu Drift 600mm single towel rail

Mirror - Custom Fitted over Vanity (850mm high approx.) with Polished Edge

BATHROOM

Custom-made Polytec Laminate/Melamine Vanity with Doors

Standard Lincoln Sentry Handles

Laminated Bench Top

Standard Drawer Runners

Bath - Carina 1675mm

Basin – Base vanity basin

Shower Base – Tiled Base with approx. 40mm step up

Shower Arm & Rose – Base All Directional Shower

BATHROOM

Basin Mixer, Shower Mixer - Posh Bristol MKII

Bath Outlet – Posh Solus straight bath outlet 220mm

Shower Screen, Clear Glass & Pivot Door - 2000mm High

Towel Rail – Mizu Drift 600mm single towel rail

Mirror - Custom Fitted over Vanity (850mm high approx.) with Polished Edge

W.C.

Toilet Suite - Posh Dominique with soft close seat (low inlet)

Toilet Roll Holder – Mizu Drift straight toilet roll holder

BEDROOMS

Built-in Plaster Robes

Washable White Melamine Shelves to Robes up to 1700mm High

Chrome Hanging Rail

Sliding or Swinging Redicote Flush Panel Doors at 2040mm High

HOT WATER SERVICE & PLUMBING

Rinnai Infinity S26n Solar

175ltr Storage Tank

1x Solar Panel Collector

2x External Water taps