

# Standard Inclusions

## Pre Construction

- Free consultation with our friendly Building Consultant
- Full & detailed drawings by our in-house draftsman
- Site visit by our experienced team to assess your land
- All Council Building & Plumbing fees & permits
- QBCC & Construction Insurance
- Workplace Health & Safety Fees
- Energy Efficiency BERS Report
- Public liability cover
- Soil Testing
- Certifier fees for the home build
- Slab to engineer design level site M type soil
- Engineer slab inspection fee
- Engineer designed wall frames & roof trusses
- Wind Category to Suit your location and Engineering
- Constructed to meet the Building Code of Australia
- Colour Consultation

## Construction

- Engineer designed concrete slab
- Recess Sliding door tracks and Shower Floors
- Framing timber to be T2 termite resistant timber
- Engineer designed wall frames & roof trusses
- Roof trusses at 900mm max spacings
- Roof Pitch 24 degree
- Batten ceilings at 450mm centres
- Batten soffits & line with hardiflex
- Frame external door openings with treated kiln dried timber
- Roof, Fascia boards and Guttering to be long-lasting Colorbond
- Kordon termite barrier to all penetrations and entire perimeter
- Sisalation to external walls
- Provide insulation batts to ceiling of house and cladded walls as per energy efficiency requirements
- Standard energy efficiency based on light to medium roof & wall colours
- Rock excavation not included
- Skip bins on site to ensure a tidy build site
- Site works up to 300mm equal cut & fill compacted building pad
- Excess soil spread over site or removed from site
- Full Workplace Health and Safety Compliance

## Exterior

- All windows & sliding doors have powder coated frames of your colour choice, with Standard Range, Tinted glass with glazing finished to Australian Standards
- Secure your home with security screens to all aluminium windows & doors
- Roofing meets cyclone ratings & are Colorbond corrugated
- Flashings to match roofing & guttering to be Colorbond quad
- Your choice of colour of standard panel lift garage doors, two hand pieces & one wall remote
- Face bricks selected from our large Standard Range
- Brick sills to windows & tiled sills to doorways
- Natural (Grey) mortar as per Australian Standards with ironed joints
- Brick Mailbox
- 90mm round PVC painted downpipes
- Wall mounted clothesline
- 315 litre hot water system fully installed (upgrade available)
- Sewerage disposal as per council requirements
- House stormwater drainage to council requirements
- Three external hose taps
- 20mm polyethylene entry service from council water supply
- Exposed aggregate driveway full width of Garage Door + 400mm, Standard length 11.6m (street curb cut for driveway)
- Exposed aggregate to Alfresco and Porch floor, Driveway, Path to Porch, Clothesline Pad and Path, HWS Pad, AC Pad, Gas Bottle Pad if required

## Interior

- 2550mm high ceiling
- Generous amount of high-end LED downlights & power points
- Wall & ceiling linings are 10mm Level 4 plasterboard
- Wet area linings will be protected by Hardies 6mm Villa board
- Stylish bullnose wall corners
- 75mm plasterboard cornices to all wall & ceiling intersections
- TV aerial with 2 points, 1 CAT5E point & 1 CAT6E point
- All tiles laid on flexible adhesives to protect from damage
- Cushioned edged tiles to all internal floors excluding bedrooms, WIR, study, living, media & garage
- Choose from our large builder's range of wall and floor tiles and quality carpet
- Front door to be XN5 with frame included
- Sleek Lockwood Velocity Lever series door handles (privacy to bathroom & toilets)
- Built-in robes to include sliding cupboard doors with vinyl covered plasterboard inserts or flush hardboard as per plans
- Magnetic metal door stops
- Ensure your family's safety with the latest design smoke alarms to meet legal requirements
- Large 45 litre stainless steel laundry tub in a white poly cabinet with Gana sink mixer or built in as per plans
- Generous shelving in all cupboards. All strengthened, no sagging.
- 3-coat paint system with one colour to each wall and ceilings. Trims and Doors Gloss same colour as walls.

## Bathroom

- Full length, silver backed mirror, powder coated frames above vanities
- Practical clear laminated glass shower screens with pivot doors with powder coated frames- your choice of colour
- Waterproofing in showers & baths completed to Australian Standard
- Finish off with skirting tiles to toilets, ensuite, bathroom & laundry
- Smart tile wastes

## Kitchen

- Laminated cupboards & benchtops as per your colour choice from our extensive builder's range
- Samar stainless steel 1 3/4 bowl sink
- Gana sink mixer
- Quality stainless steel cooktop, rangehood & fan forced oven
- Electric oven & ceramic hotplate installed & wired
- Standard range hood installed & wired
- Cut out switch to oven & hot plate
- Your choice of finishes from our large selection of colours & textures
- State of the art designed cabinetry, or design your own!
- Upgrades available

## Post Construction

- 6 month defect consultation
- 12 month defect period
- 6 year structural warranty
- 25 year timber frame warranty
- Professional clean of entire home
- Thorough site clean for a refined finish
- Full list of colour selections and suppliers
- Full list of sub-contractors who worked on your new home
- We are Bundaberg's Leading, longest established and respected Residential Builder. So, you can be assured we will always be here for you.

**Our Consultant will guide you through your own personal inclusions that will be included in your Quotation**