

STANDARD INCLUSIONS

GENERAL

Fixed price contract.
Plans & Specifications
Plasmite Termite Control
Contractors - All Risk, Public Liability, Home owners
Ins
Council application fees & permits
Water & Sewerage connection
Sewer & stormwater connection
Site works
17 Week Construction period
Six year structural guarantee
Six months maintenance period
N3 Wind Rating
Foundations to suit **100-120mm movement**
Site cleaned on completion.
Internal and external Builders clean to home
Panellift door with **remote controls**
Compacted pebble/edged driveway

EXTERIOR FINISH

Bricks – Austral Craftsman Range
Natural Mortar, Raked or flush joints
T 2 Wall Frames 70x50 studs @ 450 centres
T2 Roof Trusses @ 900 centres
Colourbond Roof, Std colours (**R2.5 Polyester Batts**)
Colourbond Quad Hi Front gutters. Std colours
Colourbond fascia. Std colours
G.J. James Alum. windows & sliding doors. Std colours
Keylocks to all windows & sliding glass doors
Flyscreens to all windows
Security Screens to sliding glass doors
Rhino Wrap Sislation & R1.5 Batts to external walls
Underground or overhead power connection.
2 External garden taps
Hills Rotary Clothesline or similar.

ELECTRICAL

Meter Box with circuit breakers
Smoke detectors as per council requirements
20 Double Power Points & **20** Light points Std Colours
Earth leakage to power points
Dux Indurance 26 LPG Hot water /Bottled Gas
2 Phone Points, 2 TV Points & TV Antennae

TILES

Tiles to **\$25/ sq mtr** to all wet areas
1.8m high- shower walls
Laundry splashback
Kitchen splashback
To under overhead cupboards
Front of bath and to underside of window
Skirting tile to all wet areas
Natural grout / tiles square or brick pattern

ALLOWANCES

Carpets to Bedrooms. **P/C \$35/sq mtr**
Floating Timber Floor to remainder. **\$55/sq mtr**
2 x 2 Bulb IXLs & Light Fittings. **P/C \$750**
Fencing/landscaping **P/C \$5000**
Curtains. **P/C \$1650**

BATHROOM, LAUNDRY & TOILET

Atlas Berlin Acrylic 1500mm bath
Laminated Vanities – Tribune Drop In **China Basins**
Taps – Mixmaster Flickmixers/ Chrome
Toilet Suite – **Imperial V Series China dual flush** white
Toilet Roll Holder – Dreamrange - coloured or chrome
Double Towel Rails – Dreamrange - coloured or chrome
G.J. James Shower Door - Pivot . Std colours
G.J. James Mirror. Full length vanity. Std colours
Clear Laminate Shower Glass.
Nu Gleam Supreme Stainless Steel laundry tub
Chrome Taps and spout to laundry. Builders Selection

KITCHEN

Fan Forced oven – ceramic/gas cooktop and slideaway
rangehood Stainless Steel
Stainless steel dishwasher
1 $\frac{3}{4}$ Bowl stainless steel sink
Mattson Flickmixer. 10 year warranty
Benchtops - post formed
Cupboards 600mm wide with whiteboard inside
Overhead cupboards as per plan
Door hinges with **lifetime warranty**
Metal drawer runners with **lifetime warranty**
Dishwasher provision- powerpoint and taps.

DOORS & DOOR FURNITURE

Humes Vaucuse Front Entry door
Gainsborough 700 Series - Internal Locks
Gainsborough Trilock - External Locks
Gainsborough Ambassador to Laundry/ or Lockable
Sliding Glass by G James.
External Locks keyed alike
Internal doors- Humes Moulded Panel Doors
Privacy Sets to Bath, Toilet, Main bedroom door
DS1, DS2 Doorstops & RP4 Stormseals ext. doors

WARDROBES, LINEN & BROOM CUPBOARDS

Bedroom Robes, single shelf, hanging rail & three
shelves. G.J. James Sliding vinyl robe doors
Linen Cupboard. Four shelves. Doors as above.
Broom cupboard. Single shelf. Doors as above

WALL CEILING & FLOOR FINISH

Plasterboard Ceilings and Internal walls,
Metal ceiling battens
90mm Plaster Cornice
Villaboard to wet areas / **Pineridge** lining to garage
Colonial skirtings and architraves- painted finish
Quality Taubmanns Paints. Same wall and skirting
colour throughout with architraves, jambs and doors- 1
contrast colour if required. Ceilings & cornice-white/off
white - one colour throughout.

RAINWATER TANKS

5000 LTR Poly Tank with Davey Rainbank Auto