



# Detailed Standard Inclusions List

VERSION UPDATED: 08 MARCH 2016



**GENERAL:**

- Active member of the MBA & HIA of Victoria
- 7 Year Structural Guarantee

**DOCUMENTATION:**

- Full Working Drawings for a Building Permit
- Full Specifications and Contract Documentation
- Soil Classification Report
- 6 Start Energy Report
- Engineering (footing & foundation design) Drawings and Computations
- Home Owners Warranty Insurance
- Building Permit
- Bushfire Attack Level 'BAL 12.5'

**SERVICES:**

- Based on 650ms2 block
- Power: Single Phase mains from pit to house (up to 10LM)
- Mains Water: Water Tapping (same side of street) and line in to house
- Stormwater: To legal point of discharge
- Sewer: To legal point
- Telstra: Lead in line from pit to house and pre-wire to home
- Mains Gas: Line from mains to house
- All connections are site specific (up to 10 metres)

**SITE WORKS:**

- As per site requirements (based on a 650m2 block of land with 300mm maximum fall, and 6.0 metre maximum setback to front of house)

**TERMITE TREATMENT:**

- Part 'A' Termite Treatment - collars to all slab penetrations.
- Part 'B' Termite Treatment - to perimeter of slab.

**CONCRETE SLAB:**

- Class 'M' Slab
- Concrete pump allowance (single application)
- SL 72 Top mesh
- 25 MPA Concrete

**FRAME:**

- Stabilized Pine wall and truss Frames
- Brick veneer construction with 2400mm ceiling height as specified per working drawings
- 90mm MGP stabilised timber wall framing, with studs at 450mm centres
- MGP stabilised pine roof trusses at 600mm centres

**INSULATION:**

- R3.5 Batts to the Ceiling
- R2.0 Batts and reflective foil to all external walls of the home
- R2.0 Batts to internal wall dividing Home and Garage  
NB: Insulation subject to final Energy Rating Report.

**CORRUGATED IRON METAL ROOF, METAL FASCIA, SPOUTING & DOWNPIPES:** NB: Subject to working Drawings.

- Standard Colorbond Colours:  
Basalt, Cove, Dune, Surfmist, Evening Haze, Gully, Ironstone, Jasper, Mangrove, Monument, Shale Grey, Terrain, Wallaby, Wind Spray, Classic Cream, Cottage Green, Deep Ocean, Manor Red, Night Sky, Pale Euca lypt, Paperbark, Woodland Grey,
- Colorbond Spout
- Zinc Downpipes (or PVC if connecting to tank)

**TILED ROOFING:**

- Monier Roof Tiles (Elabana is Standard)
- Barramundi
- Babylon
- Woolemi
- Aniseed
- Sambuca
- Wild Rice

**BRICKWORK:**

- Boral Brick: Selection from our Category #1 Range.
- Brick on edge to all window and door sills.
- Natural Mortar joints with a rolled finish.
- Brick in-fills above all windows

**WINDOWS:**

- Powdercoated aluminium framed with black hardware in standard colour range.
- White; Primrose; Ultra Silver; White Birch; Black; Woodland Grey; Dune; Paperbark; Deep Ocean
- Aluminium framed flyscreens (and fly doors) with fibreglass mesh to all openings.
- Window locks to all opening sashes.
- Options available for timber windows, window moulding and decorative windows; decorative colour range optional extra

**PLASTER & WOODWORK:**

- 10mm Plasterboard Ceilings fixed to metal battens at 450mm centres.
- 10mm Plasterboard to walls.
- 10mm WR Plasterboard walls to Ensuite & Bathroom.
- 55mm or 75mm standard cove cornice entire house. (NB: Alternative Profiles are an optional extra)

CSR Gyprock Plaster Cornices

**PAINTING:**

- Choice of colours
- 3 coat system, Walls: Velvet Low Sheen (some lighter colours may require an additional coat at an extra cost) and Ceiling: Supercover Flat.
- 2 coat gloss enamel system to internal doors, door and window jambs, architraves and skirting.
- 2 coat, Sunfast low sheen to exterior timber and metal work.

**DOORS:**

- Doors (internal) - hinged:  
2040mm (H) flush panel standard through-out the home
- Door, Entry - hinged:  
2040mm (H) X 820mm (W) - Corinthian Urban Range (primed) Optional Extra

**ARCHITRAVES & SKIRTING:**

- 67mmx18mm:  
Single Bevel, Bullnose, Lambs Tongue, and Colonial or Square Dressed.
- (NB: Standard is Square Dressed)

**DOOR FURNITURE:**

- Shelving, Robes – Bedrooms, Linen and Pantry:  
1 single 445mm (W) melamine shelf @ 1650mm high with hanging rail.
- 4 fixed melamine shelves to Pantry & Linen Cupboards

**TILING:**

Floor:

- Supply and installation of tiling to: Laundry, Bathroom, Ensuite and Powder-room (if applicable)
- 100mm tile skirting to all wet areas

Walls:

- Supply and installation of tiling to: Laundry, Bathroom, Ensuite and Powder-room (if applicable).
- To shower enclosure x2 (2000mmH x 900mmW), 400mm (H) around Bath and to Laundry Splashback

**ELECTRICAL:**

- 2-way switch/s
- Standard Light Point (batten holder with globe only)
- Double Power points
- External Double Power points
- Isolator Switch to Oven
- TV Point/s
- Telephone Point
- Exhaust Fan/s
- Smoke Detectors
- External Meter box 680mmX470mmX280mm
- RCD's: x1

**SANITARY FIXTURES AND FITTINGS:**

Bathroom:

- Toilet Suite..... Posh Solus Concorde
- Basins..... Porcher Heron
- Bath..... Base Acrylic
- Shower base..... Poly marble
- Tapware ..... Posh Bristol

**BATHROOM ACCESSORIES OPTIONAL EXTRA**

- you supply, we'll install .

**LAUNDRY:**

- Clark Utility F6001Stainless Steel Trough

**JOINERY (KITCHEN, ENSUITE AND BATHROOM)**

- Laminex Laminate Rolled Edge 'D' mould Tops - Natural Finish
- Laminex Laminate Doors - Natural Finish
- Cupboards to Kitchen as per standard working drawings
- Standard drawer runners
- Large selection of handles

**APPLIANCES:**

- Technika 600mm Oven
- Technika 4 Burner Cook Top
- Technika 600mm Canopy Range hood

**KITCHEN**

- Base MK11
- Base Sink Mixer
- Technika 600mm dishwasher (OPTIONAL EXTRA)

**MIRROR/S:**

- 4mm Polished Edge mirror/s (match height of window architrave, length of Vanity over tiled splashback)

**SHOWER SCREENS:**

- Pivot shower screen with clear safety glass

**HOT WATER SERVICE:**

- Rheem Loline 160L Gas Boosted Solar Water Heater (1 Collector Panel)  
(2 Collector panels optional upgrade)

**HEATING:**

- Mitsubishi Reverse Cycle Wall Mounted Air Conditioner

**GARAGE VEHICLE DOOR: TOP GUN GARAGE DOORS**

- Colorbond Roller Door as per plans
- Plaster lined ceiling and walls with 55mm Coved Cornice
- Colours: Standard Colorbond Colours

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