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QUALITY INCLUSIONS LIST

"Take a close look at our superior standard features. You may have expected that they would be extra. I have the attitude that if I wouldn't use it in my own home, I certainly wouldn't use it in yours!" Peter Matthews

QUALITY INCLUSIONS LIST

EXTERNAL FEATURES

- Choice of bricks to builders selection \$600/1000
- Australian BHP Colorbond fascia, gutter & roof in your choice of standard colours.
- Powder coated aluminium windows and sliding doors in your choice of standard colours.
- Humes SG8 Entrance door and SG9 sidelights where shown on plans.
- Quality Lane or similar external door locks.
- All external doors fitted with Raven door seals.
- Colorbond roller doors or panel-lift doors where shown on plans in your choice of standard colours.

ENERGY EFFICIENCY

- Sisalation anticon to roof with insulation to R2.7 rating.
- Sisalation to external walls
- Plus insulation batts to external walls**
- High Efficiency off peak 250 litre hot water unit
- 5 star energy appliances used wherever possible
- Where rangehood supplied, it is ducted through the top cupboards.
- Slimline compact dual flush cisterns to toilets to conserve water.
- Low toxicity materials used wherever possible.

INTERNAL FEATURES

- Colonial doors (Humes Oakfield) throughout.
- Colonial architrave & skirting throughout.
- Wardrobes are fitted with one shelf and hanging rail.
- Linen cupboards are fitted with four shelves.
- Quality Lane lever internal door locks fitted – top of the range . Privacy locks, door buffers and catches to all appropriate doors.

KITCHEN

- Post formed laminated kitchen bench tops with your choice of standard colours. Alternatively you may choose timber edge.
- Cupboards to be coloured lamiwood or similar also in your choice of standard colours.
- Bank of rollerglide drawers with cutlery insert.
- If wall oven on plans it is supplied with microwave position above and pot drawer below.
- Quality 1 ½ bowl stainless steel sink with quality Ram or similar flick mixer.
- Quality European Linea stainless steel oven and ceran cooktop. Where rangehood and top cupboards shown on plans the rangehood is also quality European Linea stainless steel slide out rangehood which is ducted through top cupboard.
- Tiled splashback to 300mm high or to underside of tope cupboards. \$33/m2

BATHROOM, ENSUITE & WC

- Bath is Englefield white or coloured bath.

- White or almond ivory vanity units with polymarble tops in standard colours.
- Quality Splash or similar spindle type tapware with chrome or gold backplates in your choice of standard colours.
- Slimline compact Caroma Trident dual flush or similar white toilet suites.
- Clear laminated glass shower screens with pivot door and aluminium frame in your choice of standard colours.
- Mirrors to full length of vanity units with frame matching the shower screen.
- Ceramic tiles to shower 1800mm high, 1000mm around bath, 300mm splashback over vanity and skirting elsewhere to wet bathrooms and toilets. \$33/m2
- Ceramic tile soap holders fitted.
- Quality towel rail and toilet roll holders fitted to match tapware.

LAUNDRY

- Fully tiled floor and skirting. \$33/m2
- White 45 litre laundry tub and white metal cabinet.
- Quality Splash or similar spindle type tapware with chrome or gold backplates in your choice of standard colours.
- Automatic washing machine taps to match.

GENERAL INCLUSIONS

- Peace of mind with HIA FIXED PRICE contract including GST.
- Building Services Authority Insurance giving you a six year structural guarantee.
- We will customize plans to suit your individual needs.
- Payment of all council building fees, working drawings, portable long service fees, Workplace Health & Safety Levy, QBSA fees.
- Soil test to determine the suitability of the sub-soil for foundation purposes, and engineer's design of foundations.
- Foundations for S type footing with 450x300mm with 1 layer F11TM and F72 mesh in the slab.
- Overhead power raiser bracket for Ergon to connect power.
- Connection of water and sewerage to normal town block with minimum lengths. Hatchment blocks and rural blocks with septic is an extra.
- Kordon Termite Treatment fitted.
- Quality LOSP (Termite Treated) timber frame.

ON COMPLETION

- Site and Internal clean upon completion, with an inspection of the home with the builder personally.
- A surprise handover pack will be given to the clients with the keys!

Inclusions List current at 1 May 2005

All material listed is a general nature and shall be in accordance with plans and specification. These inclusions may be updated without notice.