

"Absolute" Range Inclusions – Double Storey

GENERAL & PRE-CONSTRUCTION

- Fixed price contract based on fully serviced standard allotment up to 600m²
- Contour survey, Engineer's soil test & concrete slab design
- Full working drawings
- Building application fees, based on Brisbane City Council, excluding town planning, relaxations etc
- Queensland Building Services Authority Insurance & Portable Long Service Leave Levy
- 2 hour Colour Consultation

SITE WORKS & TERMITE TREATMENT

- Cut & fill up to 500mm site fall over building pad
- Slab to suit Class 'M' classification (no allowance for piling)
- Concrete pump
- Connections to existing serviceable sewer, storm water drains, single phase underground power & water up to 6 metre setback from boundary
- House constructed to N2 wind loading as per Building Code of Australia
- No allowance for retaining walls
- Termite treatment to penetrations & perimeter to AS3660.1

EXTERNAL

- Choice of Bricks from Builder's PGH upgrade range with off white mortar joints
- Colorbond fascia & gutters
- Roof tiles from Builder's Bristole upgrade range
- Quality powder coated aluminium windows (& doors where specified) with clear glass
- Front & back door from Builder's Hume Selection from Verve or Newington range
- Remote controlled panel lift roller door from upgrade Colorbond colour range
- 2 x garden taps, 1 to front & 1 to rear as positioned by Builder
- Front entry lock set including deadlock from Builder's Gainsborough upgrade range
- 2 x coats external paint to eaves, infills & doors

INTERNAL

- 2550mm nominal ceiling height
- Internal pine frames lined with 10mm plasterboard
- 75mm cove or scotiacove cornice throughout
- Ceiling insulation to rating R2.5 to house & garage
- 67mm x 12mm paint grade skirting
- 42mm x 12mm paint grade architrave
- 3 x coats wall paint system (1 x sealer, 2 x colour)
- 2 x coats ceiling paint, either ceiling white or wall colour
- Gloss enamel to interior doors & timber
- Corinthian or Hume paint grade internal doors throughout, including doorstops
- Built in wardrobes, aluminium framed sliders with mirror fronts. 1 x melamine top shelf with clothes

INTERNAL (cont'd)

- Internal passage & privacy door furniture from Builder's Gainsborough upgrade range
- Hanging rail to each bedroom. Walk-in robe to master bedroom if specified in working drawings
- Polished grade pine internal stair handrails

KITCHEN

- 20mm engineered Caesarstone Bench tops
- Laminate finish to cupboards as per working drawings (extensive range)
- Deluxe 1 ½ bowl stainless steel sink
- Overhead cupboards as shown on plan
- Decorator door handles including 160mm range
- Pantry as indicated on plan
- Glass splashback over bench tops
- Quality Novelli chrome tapware
- Technika 900mm rangehood, gas 900mm cooktop & multifunction oven
- Technika stainless steel dishwasher

BATHROOM

- Laminate finish vanities with laminate bench tops
- Clear laminated glass shower screens with powder coated aluminium frames in the standard Builder's range of colours
- White acrylic bath as per Builder's range
- 900mm high mirrors with powder coated aluminium frames fitted to the same width as the vanity unit
- Quality Novelli chrome tapware
- Chrome towel rails, rings & toilet roll holders
- Soap dishes
- Dual flush Novelli china toilet suite
- Ceramic wall tile 2000mm high to showers, 500mm above bath & 200mm skirting tile
- Ceramic tiled floor

LAUNDRY

- Ceramic tiled floor
- 45 litre Project range stainless steel bowl & cabinet
- Dual rinse by-pass system
- Ceramic wall tile to 400mm splash over tub

ELECTRICAL

- Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- Automatic circuit breakers with earth leakage safety switch in single phase meter box
- 3HP Fujitsu split-system air conditioner
- 2 x smoke detectors direct wired to mains with battery back up
- 2 x external paraflood light point
- 15 x double internal power points as per electrical plan
- 1 x 240 volt downlight light point to each room as per electrical plan
- 2 x television point (complete with 5 metres of cable)
- Pre-wiring for 2 x Telstra telephone points

ENERGY EFFICIENCY

- Bulk ceiling insulation rating R2.5 to ceiling area
- Double sided foil "Wall-wrap" to external stud walls
- Energy efficient aluminium improved windows & sliding door units with a thermal break
- Weather stripping to hinged external doors
- Bosch instantaneous gas hot water unit or equivalent (excluding controller & supply of gas bottles)
- 500 KPA water pressure limiting device
- Externally ballasted compact internal fluorescent downlights

TURN KEY INCLUSIONS

- Powder coated aluminium security screens to all opening windows, sliding glass doors & hinged rear door
- Installation of roller blinds to all windows & sliding glass doors
- Fitting of 60 lineal metres of 1800mm high treated pine fencing
- Fitting of 2 x timber-clad steel-framed pedestrian gates
- Lying of 60 square metres of 100mm thick exposed aggregate driveway, path, porch & patio/alfresco (aggregate selection & availability will depend on the construction area). Provide additional driveway cut & excavation including gutter cut where applicable. Provide additional Council cross over etc. building application fees (standard applications based on Brisbane City Council)
- Levelling of site & ground preparation for lying of 'A Grade' turf. An allowance is made per individual block (up to 600m²).
- Clothesline from builders range, installed
- Letterbox to be brick or metal as selected by Builder
- Laying of carpet from upgrade range to bedrooms, wardrobes, study, living rooms & stairs
- Laying of main floor tiles from upgrade range to all other internal areas (excluding garage)
- Installation of standard television antenna
- Internal & external Builder's house clean
- Water tank

WARRANTIES

- 6 month maintenance period
- Statutory structural guarantee period

NOTES

DISCLAIMER

Homes Solutions Pty Ltd reserves the right to alter any of the above inclusions due to continuing product development or availability of items.

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