

STANDARD INCLUSIONS "INVESTORS EDGE" - BRICK VENEER



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PRELIMINARIES

- Council fees and charges to \$1650 (excluding town planning if required)
- BSA insurance premium
- Standard design house plan by qualified designer, complying to energy efficiency ratings
- Soil testing by engineer, contour survey to house site
- Portable long service levy (as required by law)
- Comprehensive works insurance during construction

MANDATORY ITEMS

- Earth leakage circuit breaker - cuts power when a short is detected
- Hardwired smoke detectors, sound audible alarm when smoke is detected
- Water tempering valves - reduces the chance of scalding
- Non-return valves - stops contaminated water re-entering the system
- Scaffolding and edge protection during construction - as required
- Workplace health and safety notification and levy
- Sediment control to local authority regulations

SITE WORKS & ALLOWANCES

- Traditional concrete slab and external footing beams (not Waffle Pod Slabs or Screw Piers)
- Steel reinforcing allowance calculated according to concrete slab area (adjusted prior to contract)
- Concrete allowance calculated according to house size (adjusted prior to contract)
- Earthworks site Cut / Fill to maximum 400mm Cut and 400mm Fill over house pad (excluding rock and trees)
- Single phase power connection point to 8 metres from slab
- Sewerage to connection point up to 8 metres from slab
- Stormwater to connection point up to 10 metres from slab

GENERAL CONSTRUCTION ITEMS

- Treated Pine Frames and Trusses
- Termite Barrier - physical or chemical as determined by builder
- Sarking (foil) to external walls - provides moisture barrier and insulation
- R3.0 Insulation Batts to ceilings (excluding garage and outdoor areas)
- 2400mm (8 foot) internal ceiling height (unless otherwise specified)
- Draft excluder to internal swinging garage door.
- 5mm grey tinted, powder coated aluminium windows and sliding doors
- 1 television co-axial points with cable to ceiling
- 1 phone point (not including connection)
- Generous light and powerpoint allowance (refer to project quote for numbers)
- Interior and exterior house clean before handover (dumpster bins used)
- Ceramic tiles to external door sills - easy clean, non porous.

EXTERNAL FINISHES

- BORAL Bricks - from the selected ranges below:
HORIZON - Girraween, Longreach, Outback Blend, St George, Windorah
NUVO - Alpine, Barclay Blend, Raffia Blend, Riverclay, Sorrell, Tambo
- COLORBOND roofing fixed to steel tophat battens
- COLORBOND Facias and Gutters
- Concrete flooring to Porch and Alfresco areas
- Sectional Panel Lift Garage Door - standard Colorbond colours
- Rinnai Infinity V1500 Continuous Gas Hot Water System
- Front door allowance of \$300 per door + \$245 per sidelight incl GST
- Schlage front door entrance lock (\$38 incl GST)
- 3 Coats of quality paint used externally where paint is specified

INTERNAL FINISHES

- Routed flush panel internal doors
- Routed flush panel sliding doors to robes and linens
- Schlage quality door handles (\$28 incl. GST)
- Melamine shelving top shelf to robes and hanging rail
- 42mm x 11mm Architraves, 68mm x 11mm Skirting
- 90mm Cove Plaster cornices - 55mm Cove to robes, linen, pantry
- Steel ceiling battens screwed to trusses to support ceiling grade plaster
- 3 Coats of quality paint- including primer / sealer undercoat.
- Weatherseals to external Doors
- 45 litre stainless steel laundry sink with Glo Tub

KITCHEN INCLUSIONS

- Laminate finish to cabinetry and benchtops
- Overhead cupboards with rangehood
- European Stainless steel fan-forced underbench oven
- European 4 plate electric cooktop
- 1¾ stainless steel sink with mixer tap
- Flush panel pantry door to match other internal doors

BATHROOM & ENSUITE INCLUSIONS

- Wet area wall and floor tile allowance of \$27.50 including GST
- Polymere moulded vanity top and pre-fab vanity units
- 1650mm acrylic bathtub
- Clear glass pivot shower screens
- Mirrors above vanities (frames to match shower screens)
- Dual-flush 6/3 litre toilet suite
- Mixer tapware throughout
- Chrome plated towel rails and toilet roll holders

MAINTENANCE

- 6 months Maintenance Warranty
- 6 year Structural Guarantee

OPTIONAL UPGRADES & EXTRAS

Some of our popular optional upgrades include:

- 3.0hp Reverse Cycle Split System Air Conditioner
- Powered garage door with 2 remote senders
- Caesarstone Kitchen Benchtops
- Window PinLocks and Flyscreens
- 2 Pac or Timber cabinetry
- Stainless Steel Dishwasher
- Safety Screens or Crimsafe Screens
- Wall oven tower with microwave provision and pot drawer
- 3 in 1 heat lamp + light + exhaust fan to bathroom and ensuite

* subject to change.

This document does NOT form part of any contract.

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