



Existing preferred suppliers to ensure only top quality materials are used throughout your home
 Top quality, experienced sub contractors, who in most cases have worked with us for 10 plus years
 Our inclusions can be varied / changed to reflect your individual needs, tastes and budget

We can complete your home from site investigations to fencing and landscaping, although this of course up to you

When possible, we would like to show you homes in various stages of construction, as well as a finished home, **before you build**, so you can see these inclusions and our standard finish, for yourself

Preliminary Items

No obligation appointment with Michael the owner and a licensed builder to identify your requirements and to cover relevant pre-construction issues

Free site inspection of your block to identify aspects, slope and any relevant building considerations

Site investigations organised to confirm soil type and building conditions

The use of our building designer to prepare/tailor a plan that suits your requirements, budget and land

Fully itemized quotation giving complete breakdowns of individual costs, including the declaration of our builder's margin

The use of "Customer Friendly" Housing Industry Association contractual paperwork and building specifications

Our written guarantee of a Real Fixed Price contract

The free use of our Colour Co-ordinator, to ensure you enjoy the building process and your new home looks its best inside and out

All building designing, engineering, council & QBCC insurance fees and soil tests

Energy efficiency and flow through ventilation plans

Lighting plan for compliance to energy efficiency code

12 month maintenance warranty and a full 6 year and 3 month Queensland Building & Construction Commission warranty from a debt free building company

Full site supervision throughout the entire job by our supervisor Ryan McGregor.



Workplace Health and Safety

All workplace health and safety costs, including scaffolding, edge protection, etc where appropriate

Workplace health and safety officer

Skip bins used on all sites & all job sites kept tidy at all times

Onsite toilet for all workers

Site Preparation and House Foundations

300mm fall allowed for across the building site

Independent soil (and percolation – if required) test by CM Testing

“D” class pads installed with drum rolled compaction as appropriate

Excess soil and spoil removed from job site / spread over site as appropriate

Concrete slab to engineer's specification to suit “M” site soil type

Rising damp prevention.....including one brick slab upstand, 25MPA concrete, “Duracore” perimeter spray, slab edge vibration, etc

Rebates in the slab for sliding door tracks where leading onto a tiled area

Rebates in the slab for shower recesses

Certified, independent inspections on all foundations prior to pouring

Full double driveway, front and laundry paths in 7mm small stone exposed aggregate (either black & white or beige & cream stone) – 82m² allowed (this allowance does not including patio and porch concrete allowances)

450mm mower strip around house perimeter in 7mm small stone exposed aggregate (either black & white or beige & cream stone)

Patios poured separately to main slab and finished in 7mm small stone exposed aggregate - tiles are available



Water and Sewage

Standard water connection to mains within 9 metres of house
 90mm painted PVC downpipes
 Stormwater to street channel or rain water tanks as necessary
 Standard connection to sewer mains within 9 metres of house
 Waste water treatment plant / septic system where applicable
 Rainwater tanks where applicable
 3 external brass taps
 250 litre electric hot water system

Termite Protection

Wall frames and roof trusses manufactured in termite resistant blue pine
 Kordon "two pronged" anti - termite intrusion barrier to under slab and perimeter
 Energy Efficiency
 Full compliance to the 6 star rating of the energy efficiency code including insulation to ceilings and walls, flow through ventilation, glazing requirements and water wise plumbing fixtures
 Homes designed to take advantage of the natural climatic conditions of your block

Wall Frames and Roof Trusses

Wall frames and roof trusses engineer designed by Marshman Consulting and Bundaberg Frames & Trusses to the appropriate cyclonic wind rating C1, C2 or C3 - (W41C, W50C, W60C)
 Frames and trusses manufactured in termite resistant blue pine
 Certified, independent inspections on all frames and trusses
 2550mm internal ceiling height – (2400mm {8'} ceiling height and 2700mm {9'}) are also available
 22.5 degree roof pitch
 Sisalation on all external walls



Roofing

Bluescope Steel Colorbond roof to full builders range

Standard storm seal

Bluescope Steel Colorbond fascia and gutter – continuous runs with no joints except on the mitred corners

External Facades

Austral / PGH Bricks to full builders range - rendered and painted bricks are available

Uncoloured or off white mortar

Colorbond, timber, blue board, hardi-clad, weathertex available as plan requires

450mm FC soffits with air vents

Above window and door openings FC sheets

140mm x 140mm timber posts (where appropriate) with concealed stirrups

Front patios lined with FC sheets

Powdercote Bradnams windows and sliding doors with grey tinted and obscure glass to full builders range

Matching Bradnams / Advantage diamond grill / armagril security screens to all sliding aluminium windows and doors to full builders range - Stainless View / Crimsafe / Aliview are available

Solid timber front door, door furniture and frame from the Doorkeeper PC \$2,000

Weather seals to all external doors

Double Windpanel panellift garage door (with 3 remote controls) or a single roll-a-door to suit plan

Waterproofing

Waterproofing by Wet Seal Australia to all mandatory wet areas

Recessed shower bases with tiled floors

External waterproofing as standard



Internal Cladding & Fix Out

10mm Plasterboard lined interior walls with bullnose corners

10mm Plasterboard lined interior ceilings fixed to metal ceiling battens

6mm Villaboard sheeting to wet areas

Hardies "Pineridge" sheeting to garage

75mm cornice - square set and fancy cornices are available

Outdoor area under the main roofline to be vaulted and lined with Unispan or FC sheets as appropriate

Architrave 42mm x 12mm Splayed, Colonial, Bullnose or 3 step mouldings

Skirting 68mm x 12mm Splayed, Colonial, Bullnose or 3 step mouldings

All painting internal and external using top of the range Taubmans 'Living Proof Silk' paint. 3 coats of ceiling white to ceilings, 3 coats of acrylic paint to all walls

Gloss enamel to doors, skirting boards, architraves and jambs

Humes Oak / HAG 9 doors or equivalent to interior

Interior door handles – Schlage knobs / levers to all passage sets, robes etc with locks to bedrooms and bathrooms to full builders range

Metallic magnetic door catches to all hinged doors

Built in robes with top shelf and chrome hanging rail to length of robe fitted with either melamine top shelf & rail to full length of robe and a bank of 4 melamine shelves or drawers; or pine edged board top shelf, hanging rail and bank of 4 shelves (2 banks in master suite robe) – as appropriate. We have arguably the most extensive fit out of robes of any builder in the area

Sliding wardrobe doors to bedrooms with powdercote frames with one vinyl infill and one mirror door – 2350mm height



Kitchen, Bathroom/s & Laundry

Top quality laminated cabinet made kitchen, laundry bench and vanities with rolled or square form bench tops to full builders colour range at a PC amount to reflect plan. Includes wall oven / microwave tower and soft close pot drawers. Stone / and gloss cabinetry are available

Stainless steel kitchen sink, 1½ bowl with draining board

Plumbing to fridge for icemaker

Cabinetmaker made vanity unit lengths to suit plan, with china basins

Top quality Posh mixer tapware to all sinks, basins, showers and baths to full builders range

Powdercote / Stainless Steel shower screens with clear laminate glass with pivot or sliding doors

Mirror to full length of vanity unit by 900mm high with Powdercote frame

Toilet suite: white Caroma dual flush, porcelain cistern with white pedestal to builders range

Smart wastes with tile insert to bathroom and ensuite showers and floors

Powdercoat / Stainless Steel double towel rail to each bathroom to full builders range

Powdercoat / Stainless Steel toilet roll holder to each toilet to full builders range

45 litre stainless steel drop in laundry tub

1525mm or 1675mm acrylic bath to full builders range

Kitchen Appliances: Kleenmaid stainless steel wall oven, hot plate, range hood and matching dishwasher at a PC of \$2,750

Floor coverings / Tiles

All wet area tiles where indicated on plan to P.C. \$30.00 m2 (supply) includes skirting splash backs and shower recess. 400mm splash back to kitchen (minimum), 600mm splash back to overhead kitchen cupboards (refer plans), tiling to wet areas includes floor skirting tile to 150mm, 300mm splashback to bathroom and laundry. Shower recess to 2 metres and 600mm to both wall and bath front (refer plan) & tile shower base

Smart wastes to ensuite and main bathroom showers and floors

All tiles are laid square on flexible adhesives with silicone expansion joints as required

Aluminium trims installed where required

Border tiles, 45 degree laying, Porcelain / rectified edge tiles, and tiles that are larger than 600mm are available but an extra cost will be involved for installation

Tiles to family and dining rooms, entry and halls at \$30m2 (supply)

Carpets to lounge/media room, bedrooms and all robes at \$45m2 / \$162l/m (supply & install)



Electrical

Mains (single phase) and metre box for a 6 metre setback

Double power points throughout the house (the number of these varies from house to house and we don't skimp on these)

Light points (the number of these varies from house to house and we don't skimp on these either!)

LED light fittings, pendant lights and feature lights PC \$850 - \$2,500 as appropriate to plan design

TV aerial and booster (where required)

Phone point

NBN ready (where appropriate)

TV points to living, media and master bedroom

Smoke detectors – hard wired

Ceiling fans to each bedroom, living, dining and family rooms

Ceiling exhaust fan over each shower

Safety switches to light points and power points

Oven shut off switch

Full compliance to the energy efficiency code



Miscellaneous Inclusions

Off the wall clothes line

Brick letterbox to match house

Full site clean

Professional internal and external clean of home. Construction site to be scraped and levelled at completion by bobcat

12 month maintenance warranty and a full six year and three month QBCC warranty

The following can be arranged if required

Window furnishings

Turfing / landscaping

Cement render external finish

Fencing

Airconditioning

Sheds

Current as at April 2019 and are subject to change