



- Existing preferred suppliers to ensure only top-quality materials are used throughout your home
- Top quality, experienced subcontractors, 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 Samuel, one of the owners 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 itemised quotation giving complete breakdowns of individual costs, including the declaration of our builder's margin
- The use of "Customer Friendly" Queensland Master Builders 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



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
- “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 (not “wine glassed”), front path and laundry path in 7mm small stone exposed aggregate (either black & white or beige & cream stone) 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 rainwater tanks as necessary
- Standard connection to sewer mains within 9 metres of house
- Wastewater treatment plant / septic system where applicable
- Rainwater tanks where applicable
- 3 external brass taps
- 250 electric hot water system

Termite Protection

- Wall frames and roof trusses manufactured in termite resistant blue pine
- Kordon "two pronged" anti - termite intrusion barrier / or equivalent to under slab and perimeter

Energy Efficiency

- Full compliance to the 7 star / 60 point whole of home 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 Engineers 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

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Roofing

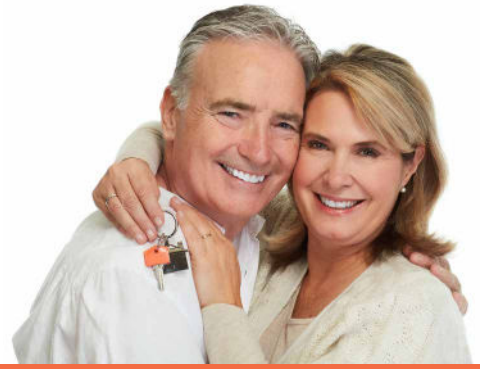
- Bluescope Steel Colorbond roof to full builders' range
- Standard storm seal
- Bluescope Steel Colorbond fascia and gutter

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
- Powdercoat 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
- Aluminium framed glass door with matching door furniture and frame
- Weather seals to all external doors
- Double 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 90 degree corners
- 10mm Plasterboard lined interior ceilings fixed to metal ceiling battens
- 6mm Villaboard sheeting to wet areas and garage
- 75mm cornice - square set and fancy cornices are available
- Outdoor area under the main roofline to be vaulted and lined with Unispan, 10mm plasterboard 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 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 powdercoat frames with one vinyl infill and one mirror door – 2350mmm 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
- Powdercoat / Stainless Steel shower screens with clear laminate glass with pivot or sliding doors
- Mirror to full length of vanity unit by 900mm high with Powdercoat 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 \$4,946

Floor coverings / Tiles

- All wet area tiles where indicated on plan to P.C. \$36.00 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 450mm are available but an extra cost will be involved for installation
- Tiles to family and dining rooms, entry and halls at \$36m2 (supply)
- Carpets to lounge/media room, bedrooms and all robes at \$55m2 / \$198/m (supply & install)

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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 – ducted externally
- Safety switches to light points and power points
- Oven shut off switch
- 6.6kw solar system
- Full compliance to the energy efficiency code

Miscellaneous Inclusions

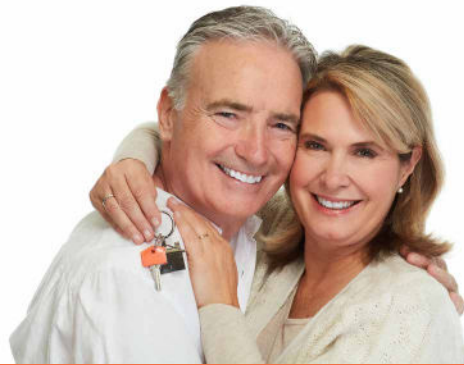
- Off the wall clothes line
- Brick letterbox to match house
- Full site clean
- Professional internal and external clean of home. Construction site to be scraped and levelled at completion by bobcat
- 12 month maintenance warranty and a full six year and three month QBSA warranty

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The following can be arranged if required

- Window furnishings
- Turfing / landscaping
- Cement render external finish
- Fencing
- Airconditioning
- Sheds

Current as at June 3rd 2025 and are subject to change



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