



## Teal Inclusions – Practical, Cost-Effective Home Package

Our Teal Inclusion Package has been designed for clients who want a reliable, well-built home with practical finishes and cost-effective material selections. This package delivers strong structural performance, compliance with all current construction standards, and simplified internal and external finishes to keep your build affordable without compromising safety or long-term durability.

### Why Clients Choose the Teal Package

- **Focused on essentials** – Ensures all structural, compliance, and warranty requirements are fully met.
- **Cost-conscious selections** – Practical finishes that achieve a clean, modern appearance at a reduced cost.
- **Transparent and predictable pricing** – Clear allowances and straightforward documentation.
- **Flexibility** – Upgrade pathways available across all categories to suit individual preferences.

### Preliminary Items

- Consultation with Sam, Director and owner, to discuss your project requirements and site conditions.
- Site inspection included to assess access, slope, and build suitability.
- Standard soil testing and engineering as required for council approval.
- Drafting based on existing standard plans, including minor adjustments at no additional cost.
- Fully itemised quotation with all Provisional Sums and Prime Cost allowances declared.
- QMBA contract documentation and specifications.
- **Fixed-price contract.**
- Standard council, engineering and QBCC approval fees included.
- A 12-month maintenance warranty PLUS a full **6 year, 6 month QBCC structural warranty** from a debt-free building company.
- Full construction supervision provided throughout the build by one of our directors

### Workplace Health & Safety

- All WHS requirements included, including edge protection.
- Site kept clean with skip bin provided.
- Onsite toilet included for duration of construction. (unisex)

#### OUR OFFICE

Office 1, Commerce North  
53 Perry Street  
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## Site Preparation & Foundations

- Allowance for up to 300mm fall across the site.
- Standard soil test and engineering for **M, H1, H2 soil classifications** (site specific)
- Compacted fill allowance included.
- Small Stone exposed aggregate concrete driveway up to 60m<sup>2</sup>.
- Rising damp prevention including slab upstand, 25MPA concrete, Duracore perimeter spray and slab edge vibration.
- Patio slab poured with the main house slab (nonslip finish) (upgrade options available).

## Water & Sewage

- Water connection within 9 metres included.
- 90mm PVC downpipes.
- Standard stormwater connection to legal point of discharge.
- Sewer connection within 9 metres.
- Two external taps.
- 250L Heat Pump hot water system.

## Termite Protection

- Termite-treated pine wall frames.
- Kordon or similar to all slab penetrations.
- Reticulated termite treatment.

## Energy Efficiency

- Fully compliant with **7-star / 60-point energy efficiency code**.
- Ceiling insulation included.
- Standard glazing to meet NCC performance requirements.
- Optional wall insulation upgrades available.

## Wall Frames & Roof Trusses

- Engineer-designed frames and trusses compliant with C2 wind rating.
- Standard **2400mm** ceiling height (2550mm and 2700mm upgrade available).
- 22.5° roof pitch.



- Sisalation wall wrap.

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## Roofing

- Colorbond roof sheeting (standard colour range).
- Colorbond fascia and gutter.
- Roof sisalation as standard in all our builds

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## External Facades

- Standard face brick selection (render available as an upgrade).
- Natural mortar finish.
- FC soffits with air slots where appropriate.
- Bradnams aluminium windows with clear / obscure glass.
- Key lockable windows (keyed alike) for additional security
- Flyscreens to all opening windows.
- Standard aluminium sliding doors, with security screen to sliding doors.
- Standard garage roller door with three remotes.

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## Waterproofing

- Waterproofing installed to meet all Australian Standards for wet area construction.
- Standard tiled shower bases included.

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## Internal Linings & Finishes

- 10mm plasterboard to walls and ceilings.
- 75mm cove cornice throughout.
- Standard Pre-primed skirting and architrave profiles.
- Single-colour internal paint system (three-coat).
- Standard hollow-core internal doors.
- Lever handle sets from builder's standard range.
- Built-in robes fitted with top shelf, bank of shelves and hanging rail.

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## Kitchen, Bathrooms & Laundry

- Laminate kitchen cabinetry (standard colour range).
- Laminate benchtops (stone available as an upgrade).



- 600mm electric cooktop and oven.
- Fixed under mount rangehood.
- Stainless steel drop-in sink.
- Builder's range mixer tapware.
- Standard framed shower screens with pivot door.
- Mirror matched to vanity width 900mm high.
- Standard toilet suite.
- Acrylic bath (where applicable).
- Laundry cabinet with 45L tub.

## Floor Coverings & Tiles

- Wet area tiles:
  - Floor tiles PC \$36/m<sup>2</sup>
  - Wall tiles PC \$42/m<sup>2</sup>
- Tile design
  - 600mm splash back tiles to laundry, kitchen, above bath, scullery and butlers as appropriate
  - 150mm splash back to vanities and kick tiles to wetareas
  - 2100mm to shower walls.
  - Tiled shower recess.
  - Square-laid tiles with flexible adhesive and silicone joints.
- Aluminium trims where required.
- Optional upgrades: border tiles, 45° lay, porcelain/rectified tiles, oversized tiles.
- Vinyl plank flooring to main living areas (PC \$74m<sup>2</sup> allowance).
- Carpet to bedrooms (PC \$55m<sup>2</sup> allowance).
- Plain concrete finish to garage floor.

## Electrical

- Adequate double powerpoints throughout as per plan.
- LED lights installed throughout.
- Single TV point.
- NBN-ready conduit.
- Ceiling fans to bedrooms and living area.
- Hard-wired smoke alarms to current code.

## Miscellaneous



- Final internal clean on completion.
- Site fully cleared and left tidy.
- Wall-mounted clothesline (upgrade to Rotary available).
- 2 brick square mail box attached to driveway (PC \$750)
- 12-month maintenance warranty.

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## Optional Upgrades Available

- Rendered external finishes
- Turfing & landscaping
- Higher ceilings
- Premium appliance packages
- Stone benchtops
- Security screens throughout
- Solar system
- Upgraded floor tiles, carpets and vinyl planking

*Inclusions current as of January 1st 2026 and subject to change.*

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