

# STANDARD INCLUSIONS

## 1. PRELIMINARIES:

- Plans, fees, and building permits (excluding planning permits and/or dispensations if required).
- Site investigation reports.
- 3 months maintenance period.
- 6 star energy rating.

## 2. SITE COSTS AND CONNECTIONS:

- Site costs and connections based on land size up to 600m<sup>2</sup>, 60/40 cut and fill, maximum 6m setback to house, and 300mm fall over building area.
- Stormwater and sewer connection within allotment (up to 600m<sup>2</sup> land size) and to a maximum depth of 1.5m.
- Underground power, gas (if available), and water run-ins. Excludes any consumer account opening fees.
- Termite treatment to all service penetrations to concrete slab.
- Bushfire compliance up to BAL 12.5.

## 3. FOUNDATIONS AND FOOTINGS:

- Thermally efficient, engineer designed 'M' class concrete waffle pod slab (site specific). Excludes excavation of rock and excess spoil removal.

## 4. FRAMING:

- 100% Recyclable Bluescope Steel precision engineered high tensile wall and roof frames.

## 5. EXTERNAL FEATURES:

- Selection of Builders Category 1 range clay bricks with natural colour mortar joints.
- Colorbond® roof with ventilator (includes sarking).
- Colorbond® fascia, gutters and downpipes.
- Aluminium sliding windows and sliding glass doors with powder coated finish and a choice of Builders Category 1 colours.
- Feature windows to facade (product specific).
- Flyscreens with aluminium mesh to all openable windows (doors not included).
- Window locks to all openable windows.
- Brick infills over front elevation windows only and painted cement sheet infills to balance of openings (product specific).

## 6. INSULATION:

- Reflective foil to external framed walls of house.
- Insulation batts to external walls (R1.5 min.) and ceilings (R2.5 min.) - product and site specific to achieve 6 star rating (additional costs may apply). Excludes garage.
- Upgrades may be required depending on siting, orientation, structural and client variations. If so, additional costs may apply.

## 7. INTERNAL FEATURES:

- 2400mm nom. ceilings to single storey houses.
- 75mm cove cornice throughout.
- 10mm plasterboard to ceilings and walls throughout.
- 67mm nom. MDF skirtings and architraves.

## 8. DOORS:

- 2040mm nom. x 820mm contemporary entrance door.
- 2040mm nom. external grade flush panel external doors.
- 2040mm nom. flush panel internal doors.

## 9. DOOR FURNITURE:

- Chrome finish hinges, latches, and striker plates throughout.
- Chrome finish entrance lock set to external doors.
- Chrome finish leversets from Builders Category 1 range to internal doors.
- White cushion door stops.

## 10. ROBES AND LINEN:

- 1 white melamine shelf with hanging rail to robes.
- 4 white melamine shelves to pantry and linen cupboard.
- 1 white melamine shelf to broom cupboard (product specific).

## 11. LAUNDRY:

- Single stainless steel laundry trough and powder coated cabinet including bypass and mixer tap.

## 12. WC:

- Vitreous china close coupled toilet suite with full and half flush and soft close seat - white.

## 13. BATHROOM AND ENSUITE:

- Laminate benchtops from Builders Category 1 range.
- Joinery built laminate vanity units including laminate benchtops with a choice of standard range round or square vitreous china vanity basin - white.
- Cabinet handles from Builders Category 1 range.
- 1700mm nom. rectangular acrylic bathtub - white.
- Polymarble showerbases (sizing is product specific).
- 2000mm nom. high 6mm semi-framed showerscreens with pivot door and clear glass.
- Polished edge mirror to vanities.
- Chrome finish towel rails and toilet roll holders.
- Chrome finish pop-up waste to basins.
- Chrome finish waste to bath.

#### 14. TAPWARE:

- Chrome finish mixer tap to kitchen sink and butlers pantry (design specific).
- Chrome finish mixer taps to bath, shower, and vanity basins.
- Chrome finish shower rail with soap holder.
- Chrome finish mixer tap to laundry mounted on trough and chrome hot and cold washing machine stops (concealed within cabinet).
- 2 external garden taps.

#### 15. KITCHEN:

- Laminate benchtops from Builders Category 1 range.
- Laminated doors and 1 bank of 4 drawers (top drawer with cutlery insert).
- Cabinet handles from Builders Category 1 range.
- Laminated overhead cupboards (layout design specific).
- Microwave space with power point and pot drawer.
- Dishwasher space with power and cold water point.
- Contemporary 1 ¾ bowl stainless steel sink.

#### 16. APPLIANCES:

- 900mm Westinghouse stainless steel upright cooker.
- 900mm Westinghouse stainless steel canopy rangehood.

#### 17. BUTLERS PANTRY: (design specific)

- Laminate Benchtop from Builders Category 1 range.
- Laminated under bench and overhead cupboards as per plan and open melamine shelving to remainder.
- Tiled splashback.
- Single Bowl stainless steel sink.
- Cabinet handles from Builders Category 1 range.

#### 18. PAINTWORK:

- Gloss enamel front entry door.
- Low sheen acrylic to external timberwork and external doors.
- Plasterboard walls - 3 coats washable acrylic.
- Plasterboard ceilings - 2 coats flat acrylic.
- Gloss enamel to internal doors and woodwork (note: wall and woodwork to be one colour).

#### 19. CERAMIC TILES:

- Floor tiles from Builders Category 1 range to bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).
- Wall tiles from Builders Category 1 range to kitchen, bathroom, ensuite, powder, WC, and laundry (rooms and tiling extents as per plan and are product specific).
- Skirting tiles to bathroom, ensuite, laundry, WC and powder room (if applicable).
- Selection of Builders Category 1 range tiles up to 450mm x 450mm in size (larger sizes will incur additional costs).

#### 20. HEATING:

- 3 Star gas heating unit located in roof space ducted to living areas and bedrooms (unit size and number of points is product specific – excludes wet areas).

#### 21. HOT WATER SYSTEM:

- Natural gas boosted open circuit solar system with solar panel located on roof.

#### 22. ELECTRICAL:

- RCD safety switch with circuit breaker to meter box.
- Hardwired photoelectric smoke detectors with battery backup.
- CFL globes and shades as per detailed electrical plan (locations and numbers are product specific).
- Power points and switches as per detailed electrical plan (locations and numbers are product specific).
- 2 TV points (antenna not included).
- Exhaust fan over showers.
- Exhaust fan to internal WC/powder room with no external ventilation (product specific).

#### 23. GARAGE:

- Plasterboard ceiling.
- 75mm cove cornice.
- Sectional garage door (sizing is façade specific) – no remote control included.
- Hinged access door (product specific).

#### 24. EXTERNAL CONCRETE:

- Engineered 'M' class concrete waffle pod slab (site specific) to all areas under standard roof line (Porch, Alfresco) prepared for optional paving/deck/tile finish.

#### 25. NEW SOUTH WALES REQUIREMENTS: (additional costs apply)

- 2000ltr rainwater tank including downpipe inlet strainer, 1 tap (gravity fed), and pump connected to WC's and 1 cold water washing machine point.
- Continuous flow hot water service in lieu of solar system.
- Floor wastes to wet areas (product specific).
- Development consent and approvals not included.
- Weep hole inserts.

#### 26. WARRANTY

- 50 year structural warranty (backed by Bluescope Steel. For more information please visit [bluescopesteel.com.au/warranties](http://bluescopesteel.com.au/warranties))

Client signature:

Sales Consultant signature: