



BUILDERS OF OUTSTANDING HOMES...

INCLUSIONS LIST – Effective 11/01/07

- Prices are GST inclusive.
- HIA Plain English Building Agreement.
- Home Warranty Insurance through HIA.
- Construction All Risk and Public Liability Insurance.
- Site preparation in readiness for construction.
- Connection of all services (**including Natural Gas**).
- Set Out Survey including final ID survey.
- Site erosion control to Council's requirements.
- Excavation as required.
- Detailed earthworks if required.
- Engineered concrete slab / or footings as per plan.
- Kordon termite treatment to Australian Standards 3660.1-1995.
- Engineered seasoned timber wall frames and trusses.
- Structural steel as required.
- Brick veneer construction with **your choice of mortar and finish**.
- Rendered or textured external finish over brickwork available as an upgrade.
- Brick selection from an extensive range at PGH.
- Colorbond fascia, guttering and downpipes using Ace Guttering.
- Concrete roof tiles from Monier or Boral.
- **Sarking to underside of Roof Tiles.**
- Colorbond Roof with anticon insulation blanket available as an upgrade.
- Aluminium windows and sliding doors with flyscreens and key locks.
- Wall and ceiling insulation using R1.5 & R3.0 Batts respectively.
- Plasterboard internal linings finished with 90mm cornice. Decorative cornice upgrade available.
- Internal moulding and fit out using **75mm skirting and 50mm architraves**.
- Mouldings – choice of profiles with paint finish.
- Gainsborough internal "Contractor Series" door hardware - levers as standard.
- **Gainsborough 3 in 1 Trilock to front door with doublebarrel deadlock to laundry.**
- **Hume front door (3 styles to choose from) with matching sidelite.**
- **Hume internal passage doors (many styles to choose from).**
- Clairson ventilated fitout systems to all robes and linens as per plan.
- All shower enclosures are fully tiled and are walk in recesses for easy access.
- Laminated shower screens with framed pivot opening doors.
- Waterproofed wet areas by Wet Seal Australia including a ten year certificate.
- Closed Craftwood staircase with painted timber balustrade (two storey designs).
- Mirrors to wall above vanity in aluminium frame or polished edge.
- Eagles Vanities - **full gloss and chrome bow handles**.
- Eagle bathroom accessories (**Metal not plastic**).
- Floor and wall tile allowance – Earp Brothers Platinum Range which includes a large range of tiles and feature tiles.



- Bathroom tiling height – **1200mm to walls and 1850mm above hob to shower areas.**
- Dual flush Martini **China** toilet suites from Eagles.
- Quality cross-handled tap ware. **(Metal not plastic).**
- **IXL Tastics** to main bathroom and ensuite areas as per plans.
- Decina “Adatto”1610 standard bath unless otherwise specified.
- Wall tiling to kitchen splashback and laundry splashback.
- Skirting tiles to laundry and separate WC areas.
- **Polytech Series 2 Cat B Vinyl wrapped Kitchen** with 180 degree rolled laminated bench by Valley Kitchens. Gloss doors & Granite / Caesarstone benchtops are available as an optional upgrade.
- Corner pantry and wall oven/microwave tower including pot drawer where applicable.
- Stainless steel **Kleenmaid** wall oven, cook top and range hood. These appliances have a 5 year warranty.
- Clarke stainless steel or Milena white acrylic laundry tub (45 litre).
- External powder coated aluminium balustrades as per plan.
- Statesman Panelift garage door **with remote control** operator and 2 handsets.
- Hot water unit to suit your Nathers & Basix requirements, usually a Dux Prodigy 330 Litre Gas Storage Unit (5 Star energy rating)
- Electrical layouts as per your plans, including white gimble downlights if nominated.
- Hard-wired smoke detectors as required.
- Front and back garden taps (no yard wastes).
- Internal and external painting using **Wattyl or Bristol premium paints** – three coat system.
- Appointment with **Qualified Colour Consultant** for easier selections.
- Continual communication with our office and your site supervisor.
- Full clean including windows, internal and external areas in readiness for hand over.
- Full three-month maintenance period after completion.
- Six-year structural guarantee.

OUR PRICE DOES NOT INCLUDE:

Rock excavation, removal of excess spoil from site, piling, driveways, paths, patios, minor/major works, sewer upgrades, under road bore and resealing, associated subdivision costs, window furnishings, security systems, ducted vacuuming, fencing, landscaping, retaining, clotheslines, letterboxes, three phase power, air conditioning, demolition, pergolas, surface or subsoil drainage, tiles and floor coverings other than noted above, tree removal from site.

SUBJECT TO CHANGE WITHOUT NOTICE