

## Standard Inclusions List

**PLEASE NOTE:** Your quotation is based on this inclusions list, and anything shown on plans not stated below may be an additional cost. This home also needs to be rated with a minimum of a 6-star energy efficiency rating.

**PLEASE NOTE:** Some items in this inclusions list are **PC or PS** amounts. This means they are a variable cost depending on your selections.

### **PRELIMINARY INCLUSIONS**

- Site investigation by director
- Drafting of full set of working plans, including site plan, floor plan and elevations
- Tie down and bracing plan.
- Foundation plan and sectional details
- Lighting plan for 80% of lights to be LED lighting.
- Design and calculations for a minimum 6-star energy efficient home
- Soil tests. This quote and inclusions are based on an S, M or H1 result to the soil test only (subject to Engineering requirements).
  - **NOTE:** There are additional costs involved for a H2, E or P result to the soil test
- Engineering for slab, based on a raft slab design.
- Engineer designed wall frames and trusses.
- Council fees for water connection and sewerage connection
- Private certifier engagement costs and fees for inspections of slab, frame, and finals
- QBCC, Construction & Public Liability insurances
- Meetings with builder's co-ordinator to simplify and assist with owner's selections.
- Full site supervision as required by Bargara Homes Director

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## **WORKPLACE HEALTH and SAFETY CONSIDERATIONS**

- All workplace health and safety costs, including scaffolding, signage, roofing edge protection, fall protection and site barricading as necessary.
- Workplace health and safety site consultant, including site safety plan.
- 'Blue Bin' waste removal service for all building waste
- Temporary onsite toilet for all workers and jobs always kept tidy.

## **SITE ACCESS and POWER**

- It is the owner's responsibility to ensure we have safe and reasonable access to the site.
- If there is no power available on site for our site metre box, the owner will be required to pay for generator hire and fuel until power is available (Rural blocks mostly)
- Connections to temporary builder's pole during construction
- Owners to set up account with Ergon and supply power during construction.

## **SITE PREPARATION, EXCAVATIONS and PAD**

- We require all necessary boundary pegs to be clearly visible before we can start work on your site. If they are not visible, a surveyor may be required to peg the site out at an additional cost.
- If site is overgrown, it is the owner's responsibility to mow or slash the site before work can start.
- Scrape all vegetation from the area under the house and patios.
- Allowance for up to 300mm fall across pad area (large sloping pads will require extra excavation at owner's cost)
- Import and compact D-Class Road base to form a building pad, to an average depth of 200mm.
- Any excess soil, grass, vegetation, or rock will be spread across the site if possible, or removed from site (1 x 8m<sup>3</sup> truck load in your allowance)
- Excavation for footings and slab as required by engineer design.
- If excessive rock is struck or unforeseen problems arise once we start earth works on your land, extras costs may be incurred by the Owner.

## **HOUSE SLAB and CONCRETE**

- Profile, prepare, box, and pour the house slab as per engineer's design.
- Garage slab finished level with the main slab, with standard grey concrete finish.
- Entry patio slab poured in one with the main slab, 40mm step down and tiled finish with tile riser.

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- Alfresco patio slab poured separate to the main slab, 80mm step down and poured with 7mm exposed aggregate.
- 80m<sup>2</sup> of additional concrete allowed, poured with 7mm exposed aggregate being for all external concreting for driveways and foot paths. Mower strips are a separate rate and not included.
- Street gutter cut out and removed for driveway.
- NOTE: Different sized and coloured aggregates are available upon request

### **WATER, WASTE & GAS**

- 20mm water connection to council water mains within 8 metres of house
- All internal house connections as required by plans.
- 3 external hose taps
- Hot water from a Radiant 250L 3.6kw Electric hot water unit
- Connection to council sewer mains. If an onsite treatment plant and disposal area are required, an additional cost for design and installation will apply.
- Stormwater drainage to the street as required by council standard.
- Down pipes are 90mm round painted PVC.
- No gas connection is allowed as standard.

### **TERMITE CONTROL**

- Termite protection to Australian Standards
- Wall frames and trusses are made from treated blue pine, termite resistant, T2 timber.

### **FRAMING and ROOFING**

- Treated blue pine T2 timber wall frames (450mm stud spacing) & roof trusses (900mm max spacing). 90mm external & 70mm internal wall frames. Engineer designed to C2 wind rating.
- All necessary cyclonic tie down and bracing as required by engineer design.
- Ceiling height to be 2400mm.
- 600mm square personal access to ceiling framed into roof trusses with whiteboard cover.
- Builder's blue paper and dampproof course to all external walls
- Rear outdoor area as per plans, built under main roof.
- 'Colorbond' fascia
- 'Colorbond' gutter in quad or square profile
- Roofing to be corrugated 'Colorbond' roofing iron on metal roof battens.
- Bradford Anticon 60 – R1.3 Wool blanket to underside of roof
- Any required flashings to match roofing.

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- Roofing to be at 22.5-degree pitch with standard hip and valley roof design.

## **EXTERIOR FINISHES**

- Brick veneer finish with face bricks from our extensive builder's range of single or double height bricks from 3 companies
- Bricks laid as per plan and brick sills to windows.
- Expansion joints installed as per engineering design.
- Standard natural mortar with raked or flush finish to mortar joints
- Cladding to front parts of the house as per plan.
- Windows, glass external sliding doors in powder coated aluminium frame from standard builders' range with finger jointed pine reveals and "GREY" glass.
- Diamond Grille Security screens to all external windows and doors (excluding front door) [additional cost]
- Solid core front door from 'Humes' Newington XN1, XN5 & XN6 range in paint grade
- Side light (if required) to be framed in with main door, and glass to be frosted.
- 'Humes' XF1, 1/3<sup>rd</sup> glass door with obscure glass to rear timber swing door (if applicable)
- 'Lockwood Velocity range' (or similar) satin stainless steel lever entrance locks, with deadlock to all external timber swing doors from standard range
- External swing doors framed with 140mm x 30mm pre-primed pine jamb and merbau door sill.
- Weather seals to all external doors
- Panel lift door to garage, 2100mm x 4800mm from the B & D windpanel (Nullarbor/Seville/Statesman or Grange range) available in woodgrain, texture or smooth, with three remotes.
- Soffits battened at 300mm centres and lined with Hardiflex, including vent sheets.
- Framed, sheeted, and painted Hardiflex above all window and door openings.
- Patio/Alfresco ceilings battened at 450mm centres lined with Hardiflex.  
(Plasterboard lining optional)
- Clothesline, wall mounted 'Fraser' single fold or similar.

## **WATERPROOFING**

- Waterproofing to all showers and bath to Australian Standards
- Waterproofing of perimeter to bathrooms, ensuite, toilets and laundries to Australian Standards
- 50mm stainless steel hob to all showers. Shower floors 50mm above main floor level
- Bedding and tiling to shower floors.

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## INTERNAL CLADDINGS

- Ceilings to be battened at 450mm centres and sheeted with 10mm plasterboard.
- Walls to be sheeted with 10mm plasterboard except wet areas and garage.
- Bathroom and ensuite to be sheeted with 6mm 'Villaboard'.
- Garage to be sheeted with 10mm Plasterboard.
- 75mm cove cornice throughout
- External corners to be square set and expansion joints as required.

## KITCHEN AREA

- Laminate kitchen cabinets, including the pantry and overhead cupboards, drawers, doors, and laminate bench tops as per drawings with PS amount or via quotation from our cabinetmaker.
- Westinghouse, Fisher Paykel or BEKO appliances from Betta Home Living from Bargara Homes range plus 1 delivery
- Fridge water connection allowed for (no allowance to connect or install fridge to water supply)

## BATHROOM, ENSUITE, LAUNDRY and TOILETS

- Vanity units, custom built by our cabinet maker, as per plan with PS amount or via quotation.
- All Tapware including mixers, basins, sinks, bath, and hot water system to have Contract **PC**.
- drop in basins to bathroom and ensuite vanities.
- Shower sizes are as per plan, with clear laminated glass screen, pivot door and aluminium frame.
- Mirrors 900mm high over full length of vanity units, in standard aluminium frame
- Tiled Shower Niche to Ensuite & Bathroom showers (300hx400w)
- Double towel rails, chrome plated 1 to each bathroom & ensuite.
- Toilet roll holder, chrome plated, 1 to each toilet.
- Laundry basin, 45 litre 'C-Tub' stainless steel, drop-in basin to joinery vanity
- Round chrome plated brass floor wastes to showers and bathroom and ensuite floors.

## INTERNAL FIX OUT

- Internal doors to be flush panel redicotes, with white plastic DS2 door catches to all doors.
- Lockwood Velocity range (or similar) levers handles (as per standard range), to internal swing doors & circular locks to internal cavity sliding doors (all in satin chrome finish with privacy and passage locks)
- Vinyl sliding doors, in aluminium frame, to all robes, linens and stores.

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- Internal mouldings, skirting 68x12, architrave 42x12 FJ pine, splayed bevel edge profile.
- Shelving, 1 top shelf plus a bank of open shelves 600mm wide to all bedrooms. Two open banks of shelves to walk in robe. Hanging rails to all robes. 4 shelves to linen and store cupboards and 1 shelf to broom cupboards. All shelving is edge-lipped particleboard with a painted finish.

## **TILING and CARPETS**

- Carpet supplied and laid with underlay to lounge, bedrooms, and robes at Contract **PS amount.**
- Ceramic tiling to wet areas, including shower bases.
- Vinyl planking to all other area, except the garage and alfresco patio at Contract **PC amount.**
- All tiles including features at Contract **PC amount.**
- Tiling heights are as follows: Shower walls tiled to 2000mm high, 600mm over bath, 400mm splash back over laundry tub and washing machine, 600mm splash back to kitchen, 100mm skirting to wet areas, 150mm over vanities.
- All tiles laid on flexible adhesives & laid square except shower bases which will be laid at 45 deg.
- Silicone expansion joints installed as required.
- If your selected tiles are larger than 450mm they will incur an extra cost for installation. Porcelain tiles and rectified edge tiles will also incur extra charges, please check before selecting them.

## **PAINTING**

- House fully painted with 3 coats inside and out.
- Low sheen to walls
- Gloss enamel to architraves, skirting and doors.
- Gloss acrylics to soffits

## **ELECTRICAL**

- The following is a rough guide for a 220m2 home only. The bigger the home, the more allowances we will put in. Power points required for a dishwasher, fridge, microwave, range hood, panel lift door and hot water systems are already allowed for, separate to the allowance below.
- 22 double power points
- 1 external weatherproof double power point
- 38 light points

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- 1 x CAT5E phone point /NBN point lead in conduit (up to 20 metres) to boundary (Service provider connection charges are not included) If fibre to premises connection, additional costs will apply.
- 2 TV antenna points
- 1 TV antenna supplied and installed including booster.
- 1 white, round exhaust fan to bathroom and ensuite ducted to the soffit/eaves.
- White 'Airflow' ceiling fans to all bedrooms and living areas.
- 2.75hp/7.2kw Kelvinator Inverter, split system, air conditioner to the living room
- Hard wired smoke alarms as required by council.
- Electric mains for six metre set back, single phase underground power.
- Shut off switch to oven / hot plates.
- Safety switch and circuit breakers installed as required by Australian Standards

### **OTHER INCLUSIONS**

- Brick letterbox on slab attached to driveway, standard two brick square with metal front and back, finished to match house.
- Professional builder's clean to the inside and outside of the home
- Builder's clean to the site with a bobcat, existing dirt levelled with spreader bar, any imported fill (if requested by owner) will be charged as an extra
- Fencing, grass, landscaping, and window coverings are not included in this quotation.
- Six year and three months structural warranty
- Six-month maintenance warranty

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