

## Standard Inclusions

Current as at 1<sup>st</sup> July 2016

FOOTINGS:	<ul style="list-style-type: none"> <li>• Class M Slab – based on 300mm site fall over the building envelope</li> <li>• Slab design is site specific</li> </ul>
BUILDING ALLOTMENT:	<ul style="list-style-type: none"> <li>• Based on building allotment of up to 800m<sup>2</sup></li> <li>• Maximum building setback of 6 metres</li> <li>• Temporary fencing (Upto 30Lm)</li> </ul>
SERVICES:	<ul style="list-style-type: none"> <li>• Includes connection to: <ul style="list-style-type: none"> <li>- Water, sewer and stormwater points within the property</li> <li>- Underground power and gas immediately adjacent to the property</li> </ul> </li> <li>• Includes provision for connection (conduit and draw wire) of telephone service from slab to property boundary</li> <li>• Termite protection part A and B</li> </ul> <p>All service inclusions subject to service availability at property</p>
BRICKS:	<ul style="list-style-type: none"> <li>• Includes selection of Builders Category 1 Range Boral Bricks</li> </ul>
FRAMING:	<ul style="list-style-type: none"> <li>• Wall frames – structural pine MGP10</li> <li>• Studs at 450mm maximum centres - external walls</li> <li>• Pre-fabricated roof trusses at 600mm centres</li> </ul>
ROOFING:	<ul style="list-style-type: none"> <li>• Fascia, quad gutter and rectangular 100mm x 50mm downpipes from Colorbond range</li> <li>• Selection from either Colorbond Metal Roofing or Builders Category 1 Range Boral concrete roof tiles</li> <li>• Standard pitch roof – 22.5°</li> </ul>
WINDOWS:	<ul style="list-style-type: none"> <li>• Aluminum throughout – powder coat finish</li> <li>• Locks to all windows</li> </ul>
CEILINGS:	<ul style="list-style-type: none"> <li>• 2400mm ceiling height (nominal)</li> </ul>
INSULATION:	<ul style="list-style-type: none"> <li>• 6 star energy rating</li> <li>• Builders wrap around entire house</li> <li>• R1.5 batts to all external walls</li> <li>• R2.5 Fibre cellulose ceiling insulation (excluding garage, porch &amp; Outdoor Living)</li> </ul> <p>Subject to site orientation, energy report and house plan modifications</p>
PLASTER:	<ul style="list-style-type: none"> <li>• 10mm plasterboard throughout</li> <li>• WR plasterboard to wet areas</li> <li>• 75mm Scotia cornice throughout home</li> </ul>
PLUMBING:	<ul style="list-style-type: none"> <li>• Concealed pipe work to sewer, stormwater, hot and cold water and gas service</li> <li>• Gas boosted solar hot water service (includes two solar collector panels)</li> </ul>
EXTERIOR HINGED DOORS:	<ul style="list-style-type: none"> <li>• Entry door selection from Builders Category 1 Range</li> <li>• Weather seals</li> <li>• Entrance sets keyed alike</li> <li>• Flush panel external grade doors to other locations, where applicable</li> </ul>
GARAGE:	<ul style="list-style-type: none"> <li>• Lock up garage under roofline – brick veneer</li> <li>• Manual Colorbond panel lift door 4.8m wide</li> <li>• Painted door head beam</li> <li>• Personal access door, plan specific</li> <li>• Structural concrete floor (slab)</li> <li>• Plaster lined to 3 walls and ceiling</li> </ul>
CARPET:	<ul style="list-style-type: none"> <li>• To all non-tiled floor areas from Builders Category 1 Range (As per plans)</li> </ul>
TILING:	<ul style="list-style-type: none"> <li>• Wall tiles to wet areas and kitchen, floor tiles to wet areas, entry, kitchen and family/meals from Builders Category 1 Range (As per plans)</li> </ul>
OUTDOOR LIVING/AREAS UNDER MAIN ROOF LINE: (Design specific)	<ul style="list-style-type: none"> <li>• Ceiling height to match internal ceilings</li> <li>• Brick pier support where applicable</li> <li>• Plaster lining to large ceilings with 75mm Scotia cornice, Fibre cement sheet to smaller areas/eaves with timber moulding to finish edges</li> </ul>

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LAUNDRY:	<ul style="list-style-type: none"> <li>Laminate base cupboard and bench top with 45 litre stainless steel trough and chrome flick mixer</li> <li>Provision for washing machine – stop taps and GPO (powerpoint)</li> </ul>
STAIRS: (if applicable)	<ul style="list-style-type: none"> <li>MDF construction as per National Construction Code (NCC) 2014</li> <li>Plaster to dwarf walls and voids</li> </ul>
KITCHEN:	<ul style="list-style-type: none"> <li>Base and overhead cupboards with adjustable melamine shelves as per floor plan</li> <li>Laminate bench tops, doors, and end panels – selection from Builders Category 1 Range</li> <li>Pantry with 4 adjustable melamine shelves (design specific)</li> <li>Dishwasher provision (including power point and cold water point)</li> <li>Stainless steel 1 ¾ bowl self draining sink and chrome flick mixer</li> </ul>
APPLIANCES:	<ul style="list-style-type: none"> <li>Westinghouse 900mm stainless steel, slide out range hood, variable speed fan, ducted through to atmosphere</li> <li>Westinghouse 900mm stainless steel, 5 burner gas cooktop</li> <li>Westinghouse 600mm stainless steel, fan forced, electric under bench oven</li> </ul>
BATHROOM/ENSUITE/ WC/POWDER ROOM:	<ul style="list-style-type: none"> <li>Polished silver, semi-frameless shower screen 2000mm high, pivot door (clear glass)</li> <li>900mm x 900mm poly marble shower base (bathroom)</li> <li>1200mm x 900mm poly marble shower base (ensuite)</li> <li>Obscure glazing to windows</li> <li>Chrome mixer taps</li> <li>Acrylic bath (1675mm, subject to room size)</li> <li>Bath tiles to hob, wall tiles as per plan</li> <li>Category 1 laminated vanity, as per plan</li> <li>Oval or square inset vitreous china basin</li> <li>Vitreous china toilet suite</li> <li>Frameless mirrors (polished edge)</li> </ul>
FIXING:	<ul style="list-style-type: none"> <li>Internal doors – Category 1 flush panel, 2040mm high</li> <li>Internal door furniture – selection from Builders Category 1 Lockwood Range</li> <li>PVC Doorstops throughout (White)</li> <li>67mm x 12mm single bevel MDF skirting and architrave</li> <li>Robes – melamine overhead shelf with chrome hanging rail</li> </ul>
PAINT:	<ul style="list-style-type: none"> <li>Two coat application of Haymes washable acrylic to internal walls (low sheen)</li> <li>Flat acrylic to ceilings</li> <li>Gloss to internal timber work</li> <li>Acrylic finish to external timber work, metal work and cladding</li> </ul>
ELECTRICAL:	<ul style="list-style-type: none"> <li>Batten holders throughout, including energy saving globes</li> <li>Double power points throughout</li> <li>1 x television point</li> <li>1 x telephone point</li> <li>Self sealing exhaust fans, where applicable</li> <li>RCD safety switch</li> <li>Direct wired smoke detectors (inter-connected)</li> <li>Batten holder to garage</li> <li>1 x double power point to garage</li> </ul>
HEATING:	<ul style="list-style-type: none"> <li>Ducted heating, gas with electronic thermostat, ceiling ducts to all habitable rooms</li> </ul>
SITE CLEANS:	<ul style="list-style-type: none"> <li>All building rubbish removed from site throughout construction &amp; upon completion</li> </ul>

Red Bluff Homes reserves the right to alter any of the above specifications without notice.

The above specifications can be altered to suit your individual requirements.

Talk to us about what you would like to include in your new home.

[Subject to a BAL assessment].