

Standard Inclusions

Current as at 1st January 2020

FOOTINGS:	<ul style="list-style-type: none"> • Class M Slab – based on 300mm site fall over the building envelope • Slab design is site specific
BUILDING ALLOTMENT:	<ul style="list-style-type: none"> • Based on building allotment of up to 800m² • Maximum building setback of 6 metres • Temporary fencing (Upto 30Lm)
SERVICES:	<ul style="list-style-type: none"> • Includes connection to: <ul style="list-style-type: none"> - Water, sewer and storm water points within the property boundary - Underground power and gas immediately adjacent to the property • Includes provision for connection (conduit and draw wire) of telephone service from slab to property boundary • Termite protection part A and B <p>All service inclusions subject to service availability at property</p>
BRICKS:	<ul style="list-style-type: none"> • Includes selection of Builders Category 1 Range PGH Bricks
FRAMING:	<ul style="list-style-type: none"> • Wall frames – structural pine MGP10 • Studs at 450mm maximum centres - external walls • Pre-fabricated roof trusses at 600mm centres
ROOFING:	<ul style="list-style-type: none"> • Fascia, quad gutter and rectangular 100mm x 50mm downpipes from Colorbond range • Selection from either Colorbond Metal Roofing or Builders Category 1 Range Boral / Monier concrete roof tiles • Standard pitch roof – 22.5°
WINDOWS:	<ul style="list-style-type: none"> • Aluminum throughout – powder coat finish • Locks to all windows
CEILINGS:	<ul style="list-style-type: none"> • 2400mm ceiling height (nominal)
INSULATION:	<ul style="list-style-type: none"> • 6 star energy rating • Builders wrap around entire house • R1.5 batts to all external walls • R3.5 Glass wool ceiling batts insulation (excluding garage, porch & Outdoor Living) <p>Subject to site orientation, energy report and house plan modifications</p>
PLASTER:	<ul style="list-style-type: none"> • 10mm plasterboard throughout • WR plasterboard to wet areas • 75mm Scotia cornice throughout home
PLUMBING:	<ul style="list-style-type: none"> • Concealed pipe work to sewer, storm water, hot and cold water and gas service • Gas boosted solar hot water service (includes two solar collector panels)
EXTERIOR HINGED DOORS:	<ul style="list-style-type: none"> • Entry door selection from Builders Category 1 Range • Weather seals • Entrance sets keyed alike • Flush panel external grade doors to other locations, where applicable
GARAGE:	<ul style="list-style-type: none"> • Lock up garage under roofline – brick veneer • Remote Colorbond panel lift door upto 2.15m high x 4.81m wide • Painted fibre cement sheet infill above garage door opening • Personal access door, plan specific • Structural concrete floor (slab – plain finish) • Plaster lined to 3 walls and ceiling
FLOOR COVERINGS:	<ul style="list-style-type: none"> • Floor tiles to wet areas • Floor Tiles / Laminate Floating Flooring to entry, kitchen and family/meals from Builders Category 1 Range (As per plans) • Carpet to all non-tiled floor areas (As per plans) from Builders Category 1 Range
WALL TILING:	<ul style="list-style-type: none"> • Wall tiles to wet areas (Including 100mm high skirt tile), kitchen & laundry splash backs (As per plans) from Builders Category 1 Range

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OUTDOOR LIVING/AREAS UNDER MAIN ROOF LINE: (Design specific)	<ul style="list-style-type: none"> • Ceiling height to match internal ceilings • Brick pier support where applicable • Plaster lining to large ceilings with 75mm Scotia cornice, Fibre cement sheet to smaller areas/eaves with timber moulding to finish edges
LAUNDRY:	<ul style="list-style-type: none"> • Laminate base cupboard and bench top with 45 litre stainless steel trough and chrome flick mixer • Provision for washing machine – stop taps and GPO (power point)
STAIRS: (if applicable)	<ul style="list-style-type: none"> • MDF construction as per National Construction Code (NCC) 2019 • Carpet overlay to treads & risers from Builders Category 1 Range • Plaster to dwarf walls and voids or Timber balustrade (Pine handrail, pine balusters or plain black bar balusters)
KITCHEN:	<ul style="list-style-type: none"> • Base and overhead cupboards with adjustable melamine shelves as per floor plan • Laminate bench tops, doors, and end panels – selection from Builders Category 1 Range • Pantry with 4 melamine shelves (design specific) • Dishwasher provision (including power point and cold water point) • Stainless steel 1 ¾ bowl self draining sink and chrome flick mixer
APPLIANCES:	<ul style="list-style-type: none"> • Westinghouse 900mm stainless steel, slide out range hood, variable speed fan, ducted through to atmosphere • Westinghouse 900mm stainless steel, 5 burner gas cooktop • Westinghouse 600mm stainless steel, fan forced, electric under bench oven
BATHROOM/ENSUITE/ WC/POWDER ROOM:	<ul style="list-style-type: none"> • Polished silver, semi-frameless shower screen 2000mm high, pivot door (clear glass) • 900mm x 900mm poly marble shower base – bathroom (design specific) • 1200mm x 900mm poly marble shower base – ensuite (design specific) • Obscure glazing to windows • Chrome mixer taps • Acrylic bath (1700mm, subject to room size) • Bath tiles to hob, wall tiles as per plan – selection from Builders Category 1 Range • Laminated vanity, as per plan – selection from Builders Category 1 Range • Oval or square inset vitreous china basin • Vitreous china toilet suite (soft close) • Frameless mirrors (polished edge)
FIXING:	<ul style="list-style-type: none"> • Internal doors – Category 1 flush panel, 2040mm high • Internal door furniture – selection from Builders Category 1 Lockwood Range • PVC Doorstops throughout (White) • 67mm x 12mm single bevel MDF skirting and architrave • Robes – melamine overhead shelf with chrome hanging rail
PAINT:	<ul style="list-style-type: none"> • Three coat application of Haymes washable acrylic to internal walls (low sheen) • Flat acrylic to ceilings • Gloss to internal timber work • Acrylic finish to external timber work, metal work and cladding
ELECTRICAL:	<ul style="list-style-type: none"> • Batten holders throughout, including energy saving globes • Double power points throughout • 1 x television point • 1 x telephone point • Self sealing exhaust fans, where applicable • RCD safety switch • Direct wired smoke detectors (inter-connected) • Batten holder to garage • 1 x double power point to garage
HEATING:	<ul style="list-style-type: none"> • Gas Ducted heating, with electronic thermostat, ceiling outlets to all habitable rooms (Max 7 Outlets)
SITE CLEANS:	<ul style="list-style-type: none"> • All building rubbish removed from site throughout construction & upon completion

**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.**