

# Standard Inclusions.

## GENERAL INCLUSIONS

All house related building fees

6 star energy efficient standards

Service provisions including water, power, sewer and storm water for lots up to 800m<sup>2</sup> with a 6 meter house set back from front boundary

Full set of plans, soil test and engineering

Wind loading designed up to a C2 classification

Site works allowance for house pads up to 500mm fall across

Foundation allowance for "M" type soil

Waffle Pod with engineering requirement. 100ml Slab

2400mm ceiling heights throughout

Builder's internal and external house clean at completion

Structural warranty for 6 years and a maintenance period for 6 months

Flyscreens to all sliding windows and doors

## EXTERNAL FEATURES

### PEST TREATMENT

Plasmite termite barrier to the service penetrations and full perimeter of the home

### BRICKWORK

Face brick external walls – Boral, PGH and Austral builders range with natural Imortar

### ROOF COVER

Colorbond corrugated metal roof with Polyair Perfoma and painted PVC downpipes.

### FRAMEWORKS

KD Pine wall framing and roof trusses.

Sisalation paper to all external walls

### WINDOWS

Powder coated aluminium sliding doors and windows throughout

### DOORS

**Front:** Hume XN5 clear glass front door (paint grade range)

**Lock:** Schlage - 3 choices of Marin, Tarino, Solstice

### PLUMBING

**Garden Taps:** 2 external

**Hot Water:** Thermann 250L Electric HWU

**Fridge Plumbing for water**

### PAINT

Fully painted inside and out with 3 coat paint system (one colour walls, one colour ceilings)

## INTERNAL FEATURES

### FLOORING

Builder range main floor tiles throughout internal living area (except garage)

Builder's select range carpet to all bedrooms, robes, WIR and media

### DOORS

**Internal:** Hume Accent paint grade

**Handles:** Schlage - 3 choices of Marin, Tarino, Solstice

### BUILT-INS

**Robes:** As indicated on plan. Sliding Doors, Laminated or Mirror (includes single white melamine shelf with hanging rail)

**Linen:** As indicated on plan with 4 white shelves, laminated or white glass doors



DISCLAIMER: Images and photographs may depict fixtures, finishes and features either not supplied by G.J. Gardner Homes or not included in any price stated. For detailed home pricing please talk to a New Homes Consultant, 0800 1287542

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## ELECTRICAL / POWER / DATA

**Power Points:** Double power points throughout as per builder's allowance

**1 Double Power Point with USB Access**

**TV:** 2 TV points with external antenna

**Phone:** 2 phone points

**Lights:** LED Down lights throughout as per builder's allowance.

**Smoke detectors:** Throughout to meet building code regulations

**FANS:** White all bedrooms & Living Areas

## TRIM

**Skirting:** Pine timber skirting boards (68 x 11mm)

**Architraves:** Pine timber architraves (42 x 11mm)

**Cornice:** Boral 75mm plaster cove

## KITCHEN

Westinghouse stainless steel appliance package including 600mm pull out rangehood, 600mm under bench oven, 600mm ceramic electric top with nobs

Custom made Formica or Laminate Bench top, and overhead cabinets as indicated on the plan from the standard builders range.

Your choice of cabinet maker.

One set of kitchen cutlery drawers only

Kitchen Sink, Double Bowl Sink or Flow double bowl sink

Posh Solus MK11 Gooseneck Sink Mixer

Stainless steel drawer and door handles

Custom made microwave tower with one set of 3 pot drawers with Blum Metabox soft close drawer runners (design specific)

Pantry with 4 white shelves as indicated on plan

## ENSUITE, BATHROOM, POWDER ROOM AND WC

Reece Custom made Vanities with Basins, GJ Standard Range. Wall suspended or Floor mounted.

Framed mirrors to 900mm high & the full width of vanity

Base MK2 Basin mixer, Reece Plumbing

Standard shower mixer & Rose, Reece Plumbing. Optional Rail or Hand Held

Bath 1520mm white rectangular inset

Base Bath mixer, Posh Solus 180mm Bath Outlet

Base Double Towel Rail

Base Toilet Roll Holder

Alum Shower screens with a pivot door

Shower soap holder and recessed shower with floor waste

Posh Dominic Soft Close Toilet suite

## LAUNDRY

Everhard 45ltr trough cabinet, Reece Plumbing

Builders Range ceramic tiles to the floor and tub splashback

Base MK2 taps with Sink Mixer and under bench washing machine taps

## EXTERNAL FINISHING

Builders Clean

Double Wall Hung Clothes Line

18mm Granite spread around house site

70smq Exposed Concrete Driveway

Free 6 month maintenance check with our site supervisor

G.J. Gardner Homes Rockhampton/Yeppoon QBCC: 1287562



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