

# Inclusions List

STEVE BAGNALL HOMES

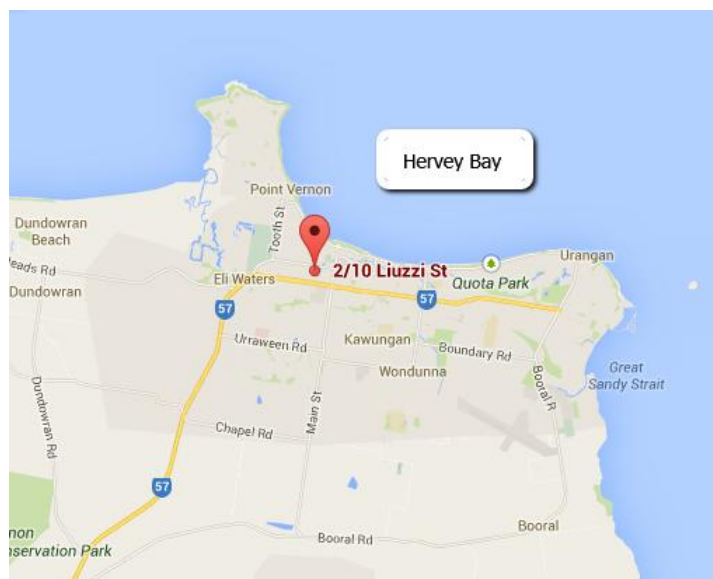


## Standard Inclusions List

2/10 Liuzzi St Pialba  
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**STEVE BAGNALL HOMES**

Tel: 07 4124 7248

Our inclusions are designed to provide our clients with a starting point for their level of finishes. We have carefully selected our finishes to ensure that our homes provide a high quality fit out and bearing in mind at all times your budget. Importantly this is a starting point for you to determine if a higher level of finish is required. There are no hidden extras and we are being up front about the costs associated with building your new home.

#### PRELIMINARY WORKS

##### General Information

<i>Contract</i>	Fixed price contract including GST Queensland Master Builders Association Building Contract
<i>Guarantees &amp; Insurance</i>	Six (6) months maintenance period Six (6) years Building Services Authority Insurance
<i>Fees</i>	Contractors all risk insurance Portable Long Service Leave Levy All local authorities building applications
<i>Colour Selection</i>	A personal appointment to select colours and fit out requirements with our Colour Consultant

#### SITE PREPARATION

<i>Environmental Protection</i>	Sediment Control to EPA requirements
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##### PEST CONTROL

<i>Termite Protection</i>	"Kordon" to slab penetration collars and to perimeter of house
<i>Site Preparation</i>	Site levelling up to 300mm cross fall to house site

##### FLOOR

<i>Concrete Slab</i>	Engineered slab to suit 'M' class site
<i>Services</i>	Certified contour survey (not including reinstatement of pegs) Soil test, design, wind rating certificate and foundation inspection by engineer Stormwater allowed for sites up to 700m <sup>2</sup> Sewer allowed for sites up to 700m <sup>2</sup> Water – reticulated 10 linear meters of 20mm water connection Electricity – 10 linear meters underground or overhead as supplied by the electric utility Site Clean during and after construction (construction material only)
<i>Safety</i>	Fully compliant with all Work Place Health & Safety requirements
<i>Scaffold</i>	Full scaffold to two storey homes and where necessary on single storey homes

#### EXTERNAL

##### WALLS

<i>Timber Frame</i>	Framing to AS1684 designed to N3 (W41) wind classification with wall sarking to all external frames <b>T2 Blue Pine Termite Treatment Included as Standard</b>
<i>Brickwork</i>	Bricks from Builders range of standard bricks with natural mortar. Rendered or Bag finish is additional to standard pricing.

##### ROOF

<i>Roof Trusses &amp; Wall Frames</i>	Engineered designed to N3 wind classification - allowance for <b>T2 Blue Frame</b>
<i>Tiles</i>	Concrete (including Sarking) from standard colour range)
<i>Metal Roof</i>	Colorbond from standard colour range)
<i>Insulation</i>	R2.5 Ceiling Batts or Anticon Blanket
<i>Fascia</i>	Colorbond
<i>Guttering</i>	Colorbond - Quad
<i>Down Pipes</i>	PVC Painted

#### WINDOWS & DOORS

<i>Aluminium Sliding</i>	Full colour Range to G James Standard Colours
<i>Glazing</i>	Clear / Obscure (WC)
<i>Screens</i>	Fly Mesh (Excludes Hinged Door)

**DOORS**

<i>Front</i>	Quality solid wooden door from the Hume builders range
<i>Sidelights</i>	Clear glazing where indicated
<i>Front door furniture</i>	Gainsborough Entrance Lock set Draught excluder, weather seal Keyed alike door lock
<i>Other External Doors</i>	Selection from the Humes Range – Duracote hardboard XF3
<i>Other External Door Furniture</i>	Gainsborough Entrance Lock Set
<i>Garage Door</i>	Panelift Colorbond (selection of colours) with (2) auto door openers

**ELECTRICAL EXTERNAL**

<i>Meter Box</i>	Circuit breaker and safety switch located in external meter box
<i>Hot Water</i>	Gas Hot water system

**INTERNAL**
**ELECTRICAL INTERNAL**

Smoke Detectors – hard wired with battery backup as indicated  
 Television pre-wire to family room & selected other room  
 Standard Television aerial included  
 Telephone pre-wire to kitchen & selected other room  
 Double Power points to all rooms with white switch plates. (provision for single points for refrigerator, rangehood, dishwasher spaces & remote to panelift )  
 Standard Lighting outlets to all rooms with white switch plates (as indicated on plan)  
 Ceiling Fans to all bedrooms and living areas

**ELECTRICAL FIXTURES**

<i>Rangehood</i>	European style SS – Slide out recirculating Rangehood
<i>Cooktop</i>	European style SS – Ceramic cooktop with side controls
<i>Oven</i>	European style SS – Multi function Oven
<i>Dishwasher</i>	European style SS – Freestanding Dishwasher

**INTERNAL DOORS**

<i>Internal Hinged</i>	Hume – Accent HA5 doors (paint finish)
<i>Robe &amp; Linen Doors</i>	Hinged Panel doors (paint finish) or vinyl faced sliding doors
<i>Door Furniture</i>	Gainsborough 700 Series & Privacy sets
<b>Storage</b>	
<i>Wardrobe &amp; Linen</i>	Clarison shelving Single shelf with a bank of 3 shelves to robes. Linen cupboard to have 4 shelves
<i>Mouldings</i>	68 x 11mm splayed skirting and 42x11mm architrave throughout

**WALLS**

<i>Linings</i>	10mm plasterboard 6mm villaboard (bathrooms only)
<i>Ceilings</i>	10mm plasterboard flat 90mm Cove cornice throughout
<i>Ceiling Heights</i>	2440mm single storey designs Two storey design as indicated on plan
<i>Stairs</i>	Cover grade finish only suitable for carpet Turned balustrade paint grade pine

**FLOOR FINISHES**

Slab finish – cover grade concrete  
 Carpets to Bedrooms & Lounge – Builders Standard Range  
 Tiles to Main Living areas – Builders Standard Range

**PAINTING**

*Internal* One wall colour, 3 Feature Walls, One ceiling colour, one door colour and  
 one wood colour selected from Builders range of colours  
 Quality 3 coat paint system (ceilings 2 coats)  
*External* Quality 2 coat paint system

**TILING**

*Tiles* Wall and Floor selection from the Builders standard range  
 Wall tiles to 2000mm in showers with skirting tile to floors  
 600mm splash back to kitchen cupboards & over bath  
 200mm splash back to vanity units  
 300mm splash back to laundry tub  
 Sanitised white grout to walls natural grout to floors  
 Feature Tiles not included

**BATHROOMS**

*Bathroom Furniture* Cabinet maker designed vanity with recessed or semi recessed  
 vitreous china basin - White  
 Full length aluminium framed mirror over vanity unit  
 Double Towel rail - Metal  
 Toilet Roll Holder - Metal  
*Bathroom Tap ware* Mixer Tap ware  
*Shower* Aluminium Framed with pivot clear glass door  
*Bath* 1525mm Bath - rectangle  
*Toilet Suite* Vitreous China Toilet Suite in white – Profile C/C 6/3 ltr

**BATHROOMS OTHER**

*Ensuite* Cabinet maker designed vanity with recessed or semi recessed  
 vitreous china basin - White  
 Full length aluminium framed mirror over vanity unit  
*Ensuite Furniture* Double Towel rail - Metal  
 Toilet Roll Holder - Metal  
*Ensuite Tap ware* Mixer Tap ware  
*Shower* Aluminium Framed with pivot clear glass door  
*Toilet Suite* Vitreous China Toilet Suite in White – Profile C/C 6.3 ltr

**KITCHEN**

Laminated base cupboards from the builders range with post form tops  
 Full pantry as indicated on plan  
 Breakfast Bar as indicated on plan  
 1 ¾ bowl stainless steel 1080mm sink with stainless steel flick mixer  
 Kitchen appliance (refer to electrical fixtures)  
 'D' pull handles to all cupboards

**LAUNDRY**

<i>Tub</i>	45 litre drop in SS Laundry Tub with cabinet maker designed bench if applicable
<i>Tapware</i>	Washing Machine Taps Laundry taps
<i>Clothes Hoist</i>	Allow 1 Powder Coated Wall mounted or Rotary Clothes Hoist

**MISC**

<i>Additional Information</i>	Some costs associated with building your new home are specific to your chosen home site
<i>Water Tank</i>	No longer Council requirement and NOT included
<i>Energy Efficiency</i>	New legislation introduced into Queensland from September 2, 2003 requires that all homes comply with Energy Efficiency Ratings or the (BERS) Brisbane Energy Rating System. Every endeavour is made in the design to ensure that your new home complies with the legislation
<i>Soil Classifications</i>	Our inclusions cover the costs of an "M" Class slab for all building types, however where soil types vary, there is the possibility of added costs. If you know your soil type, please inform us immediately.
<i>Site Costs</i>	Please note that sloping sites in excess of 300mm will incur additional costs that are specific to your site.
<i>Accessibility</i>	Sites must be readily accessible for tradespeople, deliveries, services etc. Any extra costs due to inaccessible sites are not included
<i>Other</i>	No allowance has been made for retaining walls, soil stabilisation, rock excavation, tree removal.
<i>Fencing &amp; Landscaping</i>	No Allowance for fencing and landscaping
<i>Driveways, Porches &amp; Paths</i>	Exposed Aggregate Concrete Driveway to 6mt with Access Paths
<i>Letter Box</i>	Brick Letter Box
<i>Yard Taps</i>	2 taps located on opposing house corners
<i>Completion</i>	Bobcat site clean on completion