



STANDARD INCLUSION LIST

CUSTOM DESIGNED HOMES

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Brad Acheson Homes

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[**www.bradachesonhomes.com.au**](http://www.bradachesonhomes.com.au)

01. General

- HIA Fixed priced building contract
- Standard house related council building application fees and permits
- Standard construction and liability insurances
- Engineer designed slab
- Management and lodgement of plans to Council
- Professional Internal and External clean on completion
- Home Warranty Insurance
- Structural guarantee
- Maintenance period – 90 days
- Preparation of working drawings including modification
- Construction to Australian BCA (Building Code of Australia)
- Colour consulting appointment to fully customise your home

02. Standard BASIX Inclusions

- Basix report
- Standard Basix requirements
- Water tank with pump – includes connection to WCs, garden tap and washing machine
- 4 star rated taps / 4 star rated WCs
- Insulation to external walls R2.5 (made up of sarking and R2 batts) and ceiling R3.5

03. Site Preparations

- MD Class waffle pod slab construction
- Local Council requirements
- Site works included up to 600mm fall over house slab
- Sewerage connection to Council Sewer
- Water service connection up to 15m
- Underground power connection up to 20m
- Natural Gas connection up to 15m
- Stormwater connection to street or rainwater tank as required
- 3 phase (provision only) to house up to 15LM
- Site fencing and amenities during construction as per OH&S regulations
- Standard surveyor house set out

04. Internal Inclusions

- Fully lined garage walls
- 90mm wave line cornice to all rooms
- Timber skirting and architrave 68 x 18mm splayed
- Wall linings are 10mm to wall and 10mm supaceil to ceilings with green board to wet areas
- Robes include four pineboard shelves and chrome rail
- One manhole in garage
- Linen cupboards include four pineboard shelves
- Ceiling heights of 2450mm throughout
- Door stops to all internal doors
- Capet included to bedrooms, robes and living areas (if applicable)
- Tiles or vinyl to main floor area
- Cooling & heating – reverse cycle – evaporative – gas points – ducted gas

05. External Inclusions

- Frames H2 treated radiata timber
- Trusses H2 treated radiata timber
- External walls – brick veneer
- 90mm internal frames
- Smartfilm Termite treatment
- External garden taps x 2
- Bricks - \$1000 per 1000 – standard grey or off-white mortar colour with raked joint
- Roof – colorbond
- Under roof sarking with whirly birds for ventilation (specified in Basix Certificate)
- Colorbond metal fascia and quad gutter
- Garage door – automatic panel lift with two remotes – wall mounted door control
- Hot water system – Rheem Instantaneous Gas
- Residential aluminium windows with standard powder coating colours with keyed locks
- Fly screens to all windows and sliding doors
- Obscure glass to bathrooms and WC
- Hume entry door with Lane Touch Plus handle
- Roof pitch 22.5 degrees
- Wall mounted clothesline
- Brick letterbox with house numbers
- Double coloured concrete driveway

06. Kitchen

- Kitchen - fully lined with melamine finishes, overhead cupboards to be ceiling height (bulkhead where applicable.) Rolled edge laminated benchtop - cupboard fronts to be laminated doors and laminated kickboards, select style handles
- Cooking appliances – SMEG – gas cooktop, oven, dishwasher and 90cm slide-out rangehood
- 1 & ¼ bowl stainless steel sink
- Sink mixer
- Built in pantry with four shelves
- Tiled splashback
- Dishwasher provision



07. Bathrooms and Laundry Inclusions

- Vanity – either custom made or available from Astleys
- Vanity basin
- Mirror full width of vanity
- Tiled shower base with square chrome waste
- Shower screen – framed with clear laminated glass, pivot door
- Tapware and accessories
- White acrylic bath with matching waste – size as per plan
- WC – back to wall toilet suites with soft close seat
- Tiling to bathroom/ensuite - heights of 2000mm around walls and shower with a skirting tile to the vanity and WC area
- Recessed wet area floors (Bathroom, Ensuite, Laundry, WC)
- 45L drop in stainless steel laundry tub or 45L SS tub with poly cabinet
- Tiling to laundry, skirting and tub splashback to 600mm
- Waterproofing to wet areas

08. Lighting and Electrical Inclusions

- Light points – Kitchen, living areas, bedrooms, laundry, WC, entry porch, alfresco
- Lights – Garage – 2 twin fluoro strip lights
- Power points – 2 per living room, 2 to main bedroom, 1 to each bedroom, 3 to kitchen, 1 to garage, 1 each bathroom
- External power points – 1 weatherproof
- Heatastics with exhaust fans in each bathroom
- Smoke detectors as per Australian Building Code
- Earth leakage circuit breakers
- NBN ready services
- Telephone points
- TV Points

09. Painting Inclusions

- Dulux Premium paint system – 1 undercoat – 2 top coats
- Multiple colours and feature walls extra cost
- Timber doors and posts: stained or painted
- Painted eaves
- Sealer undercoat with enamel top coat to external front door and other external doors
- Painted PVC downpipes
- Undercoat with enamel gloss top coat (1 colour) to internal doors and trims

10. Internal doors

- Pine door jambs
- Hume moulded panel and Accent Ranges – gloss painted
- Robe doors to be Vienna doors with silver tracks
- Lane Oxford series levers with square rose in stain chrome
- Gloss paint finish

Please note, these are standard inclusions only and can be modified to suit individual requirements and budgets

