

STANDARD INCLUSIONS
CONTRACT PRODUCTION

PREPARATION	Soil report, Plans, Contract, Computations & Building Permit
INSURANCES	Builders Warranty & Public Liability Insurance
COLOUR SELECTION	Consultation with professional Interior Designer
WIND CLASSIFICATION (N1)	Standard wind terrain category requirements (28m/s)

OUR COMMITMENT

Client meeting at site start and at all claim stages during construction if	Client meeting at site start and at all claim stages during construction required
Comply with Geelong Homes quality assurance standards with all homes	Comply with Geelong Homes quality assurance standards with all homes
Comply with Geelong Homes display homes quality commitment	Comply with Geelong Homes display homes quality commitment
Deliver all contracts within specified	Deliver all contracts within times
100% committed to client satisfaction under contract requirements	100% committed to client satisfaction under contract requirements

CONSTRUCTION ELEMENTS

CEILINGS	2400 ceiling heights
CONCRETE PUMP	One concrete pump included for slab construction only
LAND FALL	Site scrape 300mm fall across building area (150mm cut and fill)
LAND CONDITIONS	Engineered waffle slab up to "M Class" (Subject to soil test & engineer's specification)
BAL	Constructed in a non-BAL area
ELECTRICAL	Clipsal series switches & power points, double power points to the home except to appliances where applicable. All fluorescent light globes with fixed white conicle shades One TV point & coaxial cable per living area Clipsal smoke alarms

EXTERNAL INCLUSIONS

FAÇADE	Classic
BRICKWORK	Select from PGH or Austral Bricks Builders Range
MORTAR JONTS	Natural colour rolled mortar joints
LIGHT WEIGHT CLADDING	Cladding where indicated refer to individual design plans for nominated profile
ROOF COVER	Colorbond metal roofing
ROOF PLUMBING	Colorbond metal gutter & fascia in a choice of colours Round painted PVC finish to downpipes
ENTRY FRAME	Meranti timber frame with painted finish
FRONT ENTRY DOOR	Entrance Door 920mm wide selection from builders range
GARAGE DOOR	Firmadoor roller door (excludes remotes)
DOORS	Timber door frame with weatherproof flush panel door
FRAMING	90mm timber wall frames throughout at 600mm centers Roof trusses as per Truss Manufacturers specifications
WINDOWS	
<i>Front Elevation:</i>	Aluminium 100 series awning windows with powder coated finish, single glazed
<i>Side & Rear Elevations:</i>	Aluminium 100 series sliding windows with powder coated finish, single glazed
<i>Sliding Doors:</i>	Aluminium 100 series sliding with powder coated finish, single glazed Clear glazing to all windows and doors Flyscreens not included

Good to be HOME.

STANDARD INCLUSIONS
EXTERNAL INCLUSIONS cont.

WINDOW CANOPIES	Where noted in selected Facades - refer to individual design plans.
LINED VERANDAH PORTICO/ OUTDOOR ROOMS	Cement sheet with PVC joiners with 19mm quad trims
IN-FILLS OVER WINDOWS & DOORS	Brickwork infills to front Façade, fiber cement sheet to side & rear elevations including Garage infill Refer Façade plans

PAINTWORK

EXTERNAL	Front & Back Hinged Doors: Two coats Haymes Newlife Enamel Full Gloss
INTERNAL	Two coat paint system to all walls using x1 coat Haymes Newlife sealer and x1 top coat Interior Low Sheen Acrylic (1 colour) Two coat paint system to all internal woodwork using Haymes Newlife Full Gloss Enamel (1 colour) Builder's ceiling white to ceilings throughout

INTERNAL FEATURES

MOULDINGS	Skirtings: 67mm x 15mm beveled edge PMDF Architraves: 67mm x 15mm beveled edge PMDF
CORNICES	House: 75mm Scotia Cove cornice Garage: 75mm Scotia Cove cornice
INTERNAL DOORS	Flush Panel internal rooms Stegbar Vinyl sliding to all built in robes

HEATING

DESIGNS less than 140m ²	Rinnai Energy Saver Gas Wall Heater installed to living area
DESIGNS greater than 140m ² <i>(Residence area only, including Garage)</i>	Gas ducted heating installed to roof space with manual thermostat control, ducted to living area and bedrooms (not including wet <i>not</i> areas) The number of ducts and unit size are dependent on house design Flat roof design come with split system/s. Refer to individual floorplan

ENERGY SAVING FEATURES

CEILING/WALLS	Insulation including sarking to roof R.3.0 and walls R.1.5 to meet 6 Star Rating. Ratings subject to change on siting and energy report.
EXHAUST FANS	Clipsal Airflow with draft stopper above all showers where applicable
WRAP	Enviroseal Proctorwrap
DOORS	Draft seals to external hinged doors including Garage access door
HOT WATER SYSTEM	Chromagen 170L Air Source Heat pump and Chromagen 26L Eternity continuous flow booster
OUTDOOR TAPS	Garden tap to front at water meter Garden tap to rear fixed in position

STANDARD INCLUSIONS
KITCHEN

SINK	Radiant R150 1100mm sink–1 Tap Hole
TAP	Stylus Venecia Kitchen Sink Mixer
MICROWAVE PROVISION	Provision within cabinetry under bench including single power point
DISHWASHER PROVISION	Provision within cabinetry of kitchen including power outlet, water supply & waste outlet.

APPLIANCES

Artusi 600mm Electric Oven (CAO600X)
Artusi 600mm Gas Cooktop (CAGH600X)
Artusi 600mm Canopy Rangehood (ACH600X)

CABINETRY

BENCH TOPS	32mm Laminate 'D' profile with shadow-line detail selected from Formica range
CUPBOARD DOORS	Cupboard doors, drawers and kickrails selected from Formica Colour panel range
HANDLES	Selected from builders range of handles
DRAWERS	Bank of 4 drawers, 450mm wide cutlery insert to top drawer
POT DRAWERS	Bank of 3 pot drawers included in all designs
PANTRY	800mm wide laminate pantry with 5 shelves to all homes, except where Walk in Pantry is nominated.

STORAGE

ROBE SHELVING	Stegbar melamine shelving & chrome hanging rail to where indicated on plan
STORAGE SHELVING	Stegbar melamine shelving to linen and/or broom cupboard where indicated on plan
DOORS	Stegbar Vinyl sliding to all built in robes

BATHROOM / ENSUITE / POWDER / LAUNDRY

BASINS	Vitreous china basins: Stylus Venecia Drop-In Vanity Basin–1 Tap Hole, White Vitreous china basins: Stylus Venecia Semi Recessed Vanity Basin–1 Tap Hole, White
BATH	Acrylic bath in white: Stylus Origin 1675mm Bath
SHOWER BASE	Showerline polymarble shower base
SHOWER SCREEN	Semi Frameless shower screens with clear laminate glass (overlay)
MIRRORS	Polished edge
TAPS	Stylus Venezia wall mixer with Dorf Stayfast–adjustable wall shower Caroma Elegance II bath outlet 225mm with Stylus Venecia wall mixer Stylus Venecia basin mixer Stylus Venecia Laundry sink mixer Quarter turn washing machine taps
TOWEL RAILS	600mm Caroma Cosmo Single Towel Rail (Bathroom & Ensuite) Caroma Cosmo Towel Rail 200mm (Powder Room)
W.C. SUITE	AAA rated dual flush suites in white: Stylus Prima II Close Coupled WC Suite
W.C. PAPER HOLDER	Caroma Cosmo Toilet Roll Holder
LAUNDRY TROUGH	Nu Gleam 45 Litre Tub and white polymer cabinet
BENCHTOPS	32mm Laminate 'D' profile with Shadow-line detail selected from Formica range

Good to be HOME.

STANDARD INCLUSIONS
DOORS / DOOR FURNITURE

EXTERNAL LOCKS	Gainsborough Contemporary Trilock knob lockset to front Gainsborough Governor entrance knob lockset to rear external Garage door Gainsborough Lever passage set with single cylinder dead bolt to internal Garage door
INTERNAL DOORS	Flush panel smooth skin internal doors to all rooms
INTERNAL HANDLES	Gainsborough G4 series Lever passage sets to hinged doors.

TILING

WALL TILES	Select from extensive Builders range of quality ceramic wall tiles to areas as per standard working drawings.
FLOOR TILES	Select from extensive Builders range of quality ceramic floor tiles to areas as per standard working drawings
SKIRTING TILES	100mm high tiled skirting to Bathroom, Ensuite, W/C and Laundry in selected floor tile.

FLOOR COVERINGS

CARPET	Carpet selection from Builder's range. Refer to standard working drawings.
GARAGE	Unsealed concrete

MISCELLANEOUS

QUALITY ASSURANCE ASSESSMENT	Three month quality assurance assessment
STRUCTURAL	10 Year warranty for foundation movement causing brickwork, frame, plaster & roof movement will be rectified conditional to the slab being maintained to the CSIRO practice notes in regards to landscape design and water control.

EXCLUSIONS

CONCRETE PAVING, FENCING, WINDOW FURNISHINGS, LANDSCAPING, LETTERBOX, CLOTHESLINE & TV ANTENNA
Available on request.

Geelong Homes

364 La Trobe Terrace (PO Box 1837) Geelong VIC 3220.
Tel: 03 5222 5522 Fax: 03 5223 2460
ABN: 47 231 963 877

DISCLAIMER

NOTE: Inclusions is a guide only and is subject to product availability and product change as per supplier's recommendations. Inclusions to be read in conjunction with standard working drawings and contractual agreements

Consultant Name:
Consultant Signature:
Date:
Client Name:
Client Signature
Date: