

# STANDARD INCLUSIONS

*A comprehensive list of all the items included in your quote price -  
no hidden extras!*



**Paul Gray Builders**

## **DOCUMENTATION AND REPORTS:**

- Full Working Plans for Building Permit Issue.
- Full Quote, Selections and Contract Documentation.
- Building Permit (*no allowance for any Planning Permits, Report and Consents, etc.*).
- Bushfire Attack Level 'BAL' Report (*extra costs could be incurred due to BAL report*).
- Soil Classification report, based on Class 'S' or 'M'.
- First Rate Energy Report (*extra costs could be incurred due to Energy Report*).
- Structural Computations.
- Footing and Foundation Design (*extra costs could be incurred due to engineer's design*).

## **SERVICES:**

*Connection by Builder to points provided: (Standard Setback applies)*

**Power:** Single phase mains from pit to house.

**Mains Water:** Water tapping and line to house (same side of street).  
*No under road bore allowed.*

**Stormwater:** Stormwater to legal discharge point.

**Sewer:** Sewer to legal point.

**Telstra or NBN:** Telstra or NBN pre-wiring to house, first point.

**Mains Gas:** Gas line from mains to house.

## **SITE WORKS:**

- Minimum 300mm cut/fill allowed in quote.

## **FOUNDATION / SLAB DESIGN:**

- Concrete Waffle Pod Slab based on Class "S" or "M" design.

## **CEILING HEIGHT:**

- 2400mm, 2550mm, 2700mm, 3000mm ceiling heights (*plan specific*).

## **FRAME:**

- Brick veneer construction with 2400mm, 2550mm, or 2700mm ceiling height (*plan specific*).
- Framesure Blue (termite treated) 90mm M.G.P. timber wall stud framing consisting of external load bearing walls at 450mm centres and internal walls at 600mm centres.
- Engineered Hyne T2 Blue termite resistant roof trusses as required.
- L.O.S.P (Termite treated) L.V.L. lintels/beams to openings as required.

## **FACADES:**

Each range of plans has a selected range of facades available.  
(Talk to your consultant to see full range available for your selected plan).

## **EXTERNAL FINISHES:**

**ROOF COVER:** Colorbond Iron.

**FASCIA & SPOUT:** Colorbond Fascia, Spouting and Valleys as per plans.  
Zincalume Box Gutters with Colorbond over flashings as per plans (*plan specific*).

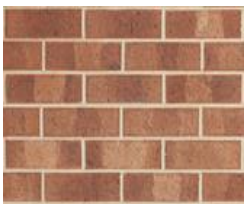
**WINDOWS:** Aluminium windows to home as per plan  
Sliding glass doors fitted with window company manufacturer key locks (*plan specific*).  
Translucent glass to Bathroom, Ensuite, and W.C. Windows.  
Fly wire screens/fly doors fitted to sliding glass doors and all openable window sashes.  
Window locks fitted to all openable window sashes.

**GARAGE:** Sectional panel lift door with automatic controller to front.

**EXTERNAL CLADDING:** Face brick selection as specified.  
External claddings as per selected plans (*subject to BAL requirements*).  
Painted and rendered finish as specified (*façade specific*).  
Render brick on edge to all window and door sills (*façade specific*).  
Gal-lintels with brickwork above windows and doors as required.

## **BRICK SELECTIONS:**

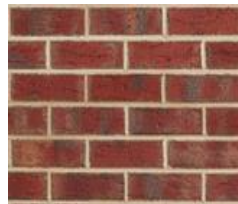
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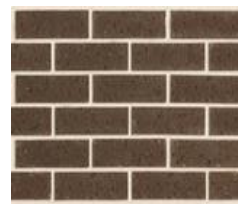
**Brushwood**



**Gypsy Rose**



**Jarrah**



**Bark**



**Straw**



**Kurrajong**



**Heathwood**



**Putty**



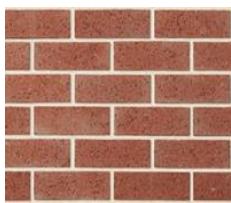
**Barwon**



**Mocha**



**Black Ash**



**Red Rock**



**Grey Nuance**

## INSULATION:

- R 4.1 Batts to ceiling of home only (*not over garage ceiling*).
- R 2.0 Batts and reflective foil to all external walls of home (*not garage*).
- R 2 .0 Batts to internal wall dividing home and garage.

## PLASTER:

- Garage ceiling & walls.
- Alfresco & Portico ceiling (***plan specific***).
- 10mm plasterboard to ceilings fixed to metal battens at 450 centres.
- 10mm plasterboard to walls.
- Villaboard to wet areas.
- 75mm standard Cove or Aria cornice to whole home.

## ENTRY DOOR AND LOCK:

**Front Entry Door:** 2040mm high Corinthian Doors, Urban Range.



**Entry Lock:** Front entry fitted with Gainsborough Governor or Trilock.



**Gainsborough Governor  
840 Entrance Set**



**Gainsborough, Tri-Lock Traditional Lever  
Double Cylinder (840TLE)**

## **INTERNAL DOORS AND HANDLES/LOCKS:**

<b>Door Type:</b>	Corinthian Flushpanel 2040mm high doors.
<b>Door Furniture:</b>	All fitted with Gainsborough Series passage sets Cavity Sliding doors fitted with Gainsborough 390mm radius Flush Pulls.
<b>Door Stops:</b>	Gainsborough 6203, 75mm Door Cushions, Chrome.
<b>Privacy Locks:</b>	Gainsborough Privacy sets to suit Passage sets to Bathroom, W.C. & Ensuite (where applicable).



**Door Stop**



**Carla Passage Set**



**Amelia Passage Set**

### **Flush Panel Door**

## **INTERNAL FIXING:**

<b>Skirting &amp; Architraves:</b>	67mm x 18mm MDF ( <i>splayed, colonial or single bevel</i> ).
<b>Shelving:</b>	White Melamine 1x single fitted shelf to inside of all robes with single hanging rail. White Melamine 4 x fitted shelves to inside of pantry and linen cupboards. White Melamine 1 x single fitted shelf to inside of broom cupboard. Drawer/Shelving Units ( <b><i>plan specific</i></b> ).

## **ELECTRICAL:** (*plan specific*)

- Double power points (*minimum of 2 to all bedrooms*).
- Single power points to rangehood, dishwasher, cooktop, cooker, fridge, microwave, washing machine, garage door motor, ducted gas heater, evaporative cooler.
- 1 x Weatherproof power point for hot water unit (*solar pump and booster unit*).
- 1 x Weatherproof power point to alfresco (***plan specific***).
- Allowance of L.E.D sealed downlights allowed per plan.
- Allowance of standard light points (*batten holder with globe*).
- Allowance of 2 fluorescent lights to garage.
- Two-way switch(s).
- TV point(s).
- Smoke detectors.
- Exhaust fans with draft stoppers.
- Phone point(s).

## **TV ANTENNA:**

- Supply and installation of standard UHF TMX34 Digital TV antenna.

## **JOINERY:**

### **KITCHEN:**

Bench tops:	Allowance for 20mm thick engineered smart stone from standard range (to kitchen benchtops only)
Doors/Drawers:	Square edge with 1mm ABS edge. Soft Close Mechanisms.
Handles:	Standard selection of handles.
Cutlery drawers:	1 x set of 4 cutlery drawers to kitchen.
Pot Drawers:	Allowance of pot drawers to kitchen <b><i>(plan specific)</i></b> .
Overhead Cupboards:	Allowance of overhead and open shelf units <b><i>(plan specific)</i></b> .

### **ENSUITE/BATHROOM/POWDER ROOM:**

Bench tops:	Laminate - Square edge, 10/10 Pencil edge or drop fascia fronts <b><i>(plan specific)</i></b> .
Doors:	Square edge with 1mm ABS edge. Soft Close Mechanisms.
Towel Boxes:	Allowance of Towel Boxes <b><i>(plan specific)</i></b> .
Handles:	Standard selection of handles.

### **LAUNDRY:** *(plan specific)*

Bench tops:	Laminate - Square or 10/10 Pencil edge.
Doors:	Square edge with 1mm ABS edge. Soft Close Mechanisms
Handles:	Standard selection of handles.
Overhead Cupboards:	Allowance of Overhead and open shelf units.

**APPLIANCES:**



Technika TU950TME8 - 900mm.  
900mm Upright Cooker.  
***(Plan Specific)***



Technika H950STXFPRO.  
900mm Gas Cooktop.  
***(Plan Specific)***



Technika. T948SS -6.  
900mm Fan Forced Multi-Function Oven.  
***(Plan Specific)***



Technika TDX7SS-6.  
Stainless Steel Dishwasher.



Technika. SL10190ISS-4.  
900mm Twin Motor Slide Out Rangehood.  
***(Plan Specific)***



Technika CHEM52C9S-5.  
900mm Canopy Rangehood  
***(Plan Specific)***

**KITCHEN FIXTURES:**

*Select from our standard range of the following:*



Posh Bristol Mk2 Sink Mixer



Posh Solus Mk2 Sink Mixer



Vivid Slimline Sink Mixer  
Gooseneck.



Vivid Slimline line Sink Mixer SQ



Base MK3 1 3/4 Sink



Posh Solus MK3 1 3/4 Sink

**BATHROOM, ENSUITE, W.C. FIXTURES:**

*Select from our standard range of the following:*



Porcher Heron Vanity Basin



Kado Arc Vanity Basin



Kado Lux Counter Basin



Porcher Cygnet Semi Inset Basin



Tiled Instu shower base to all showers.



Posh Dominique Toilet Suite.



**BATHROOM & ENSUITE BATH & SPA:**

*Select from our standard range of the following:*

**Standard Baths:**



Decina Uno 1700 Bath.



Carina 1675 Bath.

**Spa Baths (plan specific where applicable):**



Uno 1700 Spa Bath. 6 Jets. ***(Plan Specific)***



Carina 1675 Spa Bath. 6 Jets. ***(Plan Specific)***



Posh Solus Corner Spa Bath  
***(Plan Specific)***

**BATHROOM, ENSUITE, W.C. FIXTURES:**

*Select from our standard range of the following:*

**Basin Tapware:**



Posh Bristol Mk2 Basin Mixer



Posh Bristol Basin Set swivel



Gen X Basin Set Gooseneck swivel.



Vivid Slimline Basin Mixer



Mizu Soothe Basin Mixer

**Shower Rose:**



Methven Krome Hi-Rise Shower Hangsell



Caroma Quatro Adjustable Shower



Vivid Hand Shower on Rail



Standard 100mm Shower Grate/Floor Waste

**BATHROOM, ENSUITE, W.C. FIXTURES:**

*Select from our standard range of the following:*

**Shower and Bath tapware:**



Posh Bristol Mk2 Shower/Bath Mixer



Posh Bristol Wall Top Assembly



Gen X Wall Top Assembly



Vivid Slimline Shower/Bath Mixer



Mizu Soothe Shower/Bath Mixer



Gen X Bath/Spa Outlet



Posh Bristol Bath Set



Gen X Bath Set

**Accessories:**



Gen X Double Towel Rail 760mm



Gen X toilet Roll Holder



Gen X Guest Towel Holder  
(To Powder Room only)

## **LAUNDRY FIXTURES:**



Base SS Drop in Trough 45 Litre with Bypass.  
***(Plan Specific)***



Base 45 Litre Trough/Cabinet with Bypass.  
***(Plan Specific)***



Arco RA W/M Stop & Nrv 20x 15



Posh Bristol Mk2 Sink Mixer

## **HOTWATER UNIT:**

Solar Hot Water ***Gas Boosted*** System – ***30 Evacuated Tubes***. Frost tolerant to -12° C. Includes tempering valve, flow meter, check valve circulation pump and solar controller. Installed on North Facing Roof. Ground Mounted 270 Litre storage tank installed at Ground level, with P.T.R. (Pressure Temperature Relief) Valve. 26 litre per minute continuous flow gas booster (unlocked, high temperature booster).

***or***

Solar Hot Water ***Electric Boosted*** System – ***30 Evacuated Tubes***. Frost tolerant to -12° C. Includes tempering valve, flow meter, check valve circulation pump and solar controller. Installed on North Facing Roof. Ground Mounted 315 Litre storage tank installed at Ground level, with P.T.R. (Pressure Temperature Relief) Valve. 3.6kw Mid Mount Electric Element and Thermostat.

## **HEATING AND COOLING:**

### **HEATING:**

Ducted Gas Heating with wall mounted Programmable thermostat. 3 Star. *(No Zones)*

### **COOLING:**

Ducted Evaporative cooling with wall mounted Programmable thermostat.

## **SHOWERSCREENS & MIRRORS:**

- Framed shower screens have been allowed for all Showers.
- Mirrors with polished edges have been allowed for all Vanity units.

## **PAINTING:**

- Fully painted internal and external using '*Haymes*' Paints.
- Including 3 coats to internal walls.
- Home painted to General Specifications from Builders Standard range.

## **FLOOR COVERINGS AND TILING:**

### **CARPET:**

- Supply and installation of Carpet as required.
- Carpet has been allowed to Bedrooms, Robes, Study, Lounge, Theatre and Rumpus room *(plan specific)*.

### **WALL TILING:**

Supply and installation of Ceramic Wall tiling to Kitchen, Powder Room *(plan specific)*, Bathroom, Ensuite and Laundry.

### **FLOOR TILING *or* VINYL PLANKS:**

- Supply and installation of Ceramic floor tiling or Vinyl planks as required.
- Floor tiles has been allowed to Entry, Passage(s), Living/Meals/Dining, kitchen, Pantry, Ensuite, Bathroom, Laundry, W.C. and Powder room *(plan specific)*.

### **SKIRTING TILES:**

100mm tiles skirting to wet areas.

## **EXTERNAL TAPS:**

- 1 x External Garden Tap at Front Meter.
- 1 x External Garden Tap on Rear Wall of Home.

## **NOT INCLUDED:**

- Associated extra costs from final reports of Engineering, Slab plan, Soil Report, Energy Report, and Bushfire Assessment 'BAL' Report.
- Supply and Installation of landscaping, retaining walls and fencing.
- Supply and Installation of window furnishings & light fixtures (batten point lighting included)
- Supply and installation of clothesline and letterbox.
- Supply and installation of all external concrete paving requirements, including concrete paving to Portico, Veranda, Alfresco & Driveway etc.

***Ask Paul Gray Builder' to do a site assessment cost of your block for any additional costs. Extra costs may be required for Site Cut, Services, Concrete Slab/Footings, retaining walls etc.***

***Please note these inclusions are subject to change without notice, some products may change in description and models due to availability. Paul Gray Builders reserves the right to change these Inclusions as required.***

## **GENERAL NOTES:**

**Site Control:** When Client signs contract with *'Paul Gray Builders'*, Builder has control of site and Client must seek approval from Builder before entering site at any time. If client wishes to undertake any works on site, they are to seek approval from Builder and state what works they wish to undertake, as extra Permits may be required. Builder will hold no responsibility for any works undertaken without prior written approval or Permit.

**Telephone/NBN:** Conduit for Lead in line to home will only be organized if Telstra/Phone pit is located next to Power pit. If no pit available, it will be the responsibility of the owner to organize. If Telstra/Phone pit is located away from Power pit, extra costs will be charged accordingly.

**Boundary Pegs:** Client to ensure their Property has Survey pegs to all corners of Boundaries, including Building Envelope on acreage properties. If no pegs are in place client to arrange Surveyor to reinstate, before Building works can commence.

**Blinding Concrete:** Blinding Concrete is concrete placed through filled ground to support slab/foundations down to stable ground. Will mainly be required for all jobs that have fill or require a site cut and fill on sloping blocks. This quantity is unknown and extra costs could be incurred.

**Excavation of Rock:** If rock is encountered during excavation of Footings and/or Drainage and other associated trenches, the owner will be notified and the actual costs associated with the excavation & removal of the rock will be charged to the owner.

**Removal from Site/Spreading of Surplus Soil:** No allowance has been made to remove excess material from site. Extra cost will be incurred to remove excess material from all excavations. For smaller allotments, there could be an extra charge to remove left over materials from site. Please confirm with your sales consultant.

**Septic System (if applicable):** If your home is to have a septic system, the area is to be kept free of livestock and vehicular activity. If existing soil is not sufficient in quality and quantity, extra costs will be incurred to bring in suitable soil. Client to have water tank(s) filled or available Water Supply as soon as septic tank is installed for Plumber to fill and charge system. Extra riser to tank may be required if fall of land is minimal.

**Foundation Maintenance:** The owners attention is drawn to the fact the foundations in all sites require continuing maintenance to assist footing performance. Advice for foundation maintenance is contained in the CSIRO Sheet No.10-91 and it is the owner's responsibility to maintain the site in accordance with that document.

**Bushfire Attack Level:** If your Property is affected by 'BAL', it is Owners responsibility to maintain Property in accordance with Australian Standards, A.S. 3959-2009 'Construction of buildings in bushfire-prone areas'.

**Termite Control:** *'Paul Gray Builders'* will construct your home using FramesureBlue/H2 Termite Treated Timber. This method protects the structural elements of construction only, as per Australian Standard 3660.1. Therefore, other components of your home are not protected against termite attacks. it is the home owner's ongoing responsibility to have their home professionally inspected and treated annually for termite activity.

**Waterproofing:** All *'Paul Gray Builders'* homes comply with Waterproofing code AS3740. Home will be waterproofed by certified installer and compliance certificate supplied. Home owner to inspect regularly and maintain all surfaces of areas protected and immediately repair any damage done to those areas if required.

**Silicone:** All Tiles to Wet areas to *'Paul Gray Builders'* Homes are protected by Silicone Sealants. This Product requires constant inspection and replacement as required. Maintenance with all silicone sealants is recommended usually around every 2 to 4 years. Failure to inspect and replace could lead to failure of the waterproofing membrane and lead to water damage. It is Home Owners responsibility to inspect, maintain and replace silicone sealant as required. Paul Gray Builders holds no responsibility if Home owner fails to maintain silicone sealants.

**Timber Floors:** The Timber Strip Flooring *'Paul Gray Builders'* supply will be select / medium feature - standard / high feature, grade as chosen by client. Installation will be as per manufacturer's instructions and to accepted trade practices. Timber is a natural product and flaws or cracks within and between boards may occur. Such movement is caused by many factors including seasonal changes, sunlight, heating / cooling appliances, applied floor finishes, etc. While all care will be taken, no responsibility will be accepted for any movement of the floor.

**Box Gutters:** Where Box Gutters are installed on Home, it is the owner's ongoing responsibility to maintain and clean Box Gutters of debris so not to restrict water being discharged. *'Paul Gray Builders'* cannot be held responsible for water leakage and damage caused from neglected maintenance and unpredictable high levels of rainfall.

**P.C. Allowance:** Explanation of Prime Cost Allowance. (Refer Clause 9 of Building Contract). Allowance is for *'Paul Gray Builders'* to supply product or Item, and is Included in quote. (P.C.) Builder has allowed to install Product or Item in Quote. Extra costs could be incurred depending on final product or Item.

**P.S. Allowance:** Explanation of Provisional Sum Allowance. (Refer Clause 9 of Building Contract) Allowance is for *'Paul Gray Builders'* to Supply AND Install Product or Item and has been included in quote. (P.S.). Extra costs could be incurred depending on final product or Item.

**Retaining Walls:** When site cut requires retaining walls (Including on Boundary line) an Engineered retaining wall system will be required and Building Permit applied for prior to any works done. If site cut is on boundary, Work protection notices 3 and 4 will need to be signed by Owner and affected neighbours and submitted for/with Building permit. NO site cut/Retaining wall can be done on any Boundary line without Building Approval.

**Balustrade:** When Cable Balustrade is installed, it is owner's ongoing responsibility to have Cable Balustrade re-tensioned & inspected by appropriate Engineer on a regular basis to maintain to Building Code.