



# Easy Selections Inclusions.

## DOCUMENTATION AND REPORTS:

Full Working Plans for Building Permit Issue.

Full Specifications and Full 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 Engineers 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

## FRAME:

Brick veneer construction with 2400mm ceiling height.

Framesure Blue (Termite treated) 90mm M.G.P. Timber Wall Stud framing consisting of External load bearing walls at 450mm centers and Internal walls at 600mm centers.

Engineered 'Termi-Truss' Termite protected pine roof trusses as required.

L.O.S.P. (Termite treated) L.V.L. Lintels/Beams to openings as required.

**FACADES:** Refer to Sales Plans

**EXTERNAL FINISHES:**

**ROOF COVER:** Colorbond iron. (Preselected Colour Schemes)

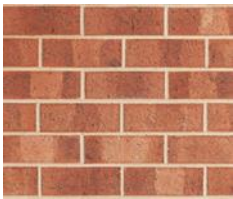
**FASCIA & SPOUT:** Colorbond Fascia, Spouting and Valleys as per plans

**WINDOWS:** Aluminium Windows to Home as per plan.(Preselected Colours)  
Sliding Glass Doors Fitted with Window Company manufacturer keylocks. ***(Plan specific)***  
Translucent Glass to Bathroom, Ensuite, 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.

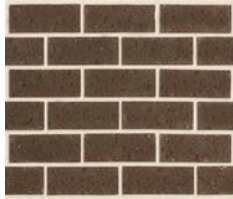
**GARAGE:** Manual Colorbond Roller Door.

**EXTERNAL CLADDING:** Face Brick selection as specified. (Preselected Colour Schemes)  
Gal-lintels with brickwork above Windows and Doors as required.

**BRICK SELECTIONS:** (Preselected Colour Schemes)



Gypsy Rose



Bark



Straw



Kurrajong

**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 centers.

10mm plasterboard to Walls.

Villaboard to wet areas.

75mm standard Cove cornice to whole home.

## ENTRY DOOR AND LOCK:

Front Entry Door- 2040 high Corinthian Doors, Urban Range.  
Entry Lock- Front Entry fitted with Gainsborough Governor



**Gainsborough Governor 840 Entrance Set. OR Gainsborough Ambassador Entrance Set.**

## INTERNAL DOORS AND HANDLES/LOCKS:

Door Type: Corinthian Flushpanel 2040mm high doors.  
Door Furniture: All fitted with Gainsborough Series passage sets  
Door Stops: 75mm Door PVC Cushions White  
Privacy Locks: Gainsborough Privacy sets to suit Passage sets to Bathroom, W.C. & Ensuite (Where Applicable)



**Carla Passage Set**



**Amelia Passage Set**

**Flush Panel Door.**

## INTERNAL FIXING:

Skirting & Architraves: 67mm x 18mm MDF *Single Bevel*.  
Shelving: 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 (If Applicable)

## ELECTRICAL: - Plan specific

- Double Power Points – Plan Specific
- Single power points to – Rangehood, , Cooker, Fridge, Washing machine, Dishwasher Space, Ducted Gas Heater,
- 1 x Weatherproof Power Point for Hot Water Unit. *(Solar Pump and Booster Unit).*
- Allowance of Standard light Points. *(Batten Holder with Globe)*
- Allowance of 2 x Fluorescent lights to Garage.
- Two Way Switch
- TV point
- Smoke detectors.
- Exhaust fans with draft stoppers.
- Phone point/ Data Point

## JOINERY:

### KITCHEN:

Bench tops -	Laminate –34mm 10/10 Pencil edge
Doors/Drawers -	Square edge with 1mm ABS edge.
Handles-	Preselected Handle
Cutlery drawers -	1 x set of 4 cutlery drawers to kitchen

### ENSUITE / BATHROOM :

Bench tops -	Laminate –34mm 10/10 Pencil edge
Doors -	Square edge with 1mm ABS edge.
Handles-	Preselected Handle

### LAUNDRY:

NA – Refer Laundry Fixtures

## APPLIANCES:



Technika TU950TME8900mm.  
900mm Upright Cooker



Technika CHEM52C9S-2  
900mm Canopy Rangehood

## KITCHEN FIXTURES:



Posh Bristol MK2 Sink Mixer



Base MK3 1 3/4 Sink

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



Porcher Heron Vanity Basin



Porcher Heron Toilet Suite.

**BATH:**

**Standard Bath:**

1700mm or 1500mm Base Acrylic Bath (Plan Specific)



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

:



Posh Bristol Mk2 Basin Mixer



Posh Bristol Mk2  
Shower/Bath Mixer



Gen X Bath Outlet



Vivid Hand Shower on Rail

## Accessories:



Gen X toilet Roll Holder



Gen X Double Towel Rail 760mm

## LAUNDRY FIXTURES:



Arco RA W/M Stop & Nrv 20x 15



Posh Kensington 45Lt Trough/Cab Bypass.



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)



### **SHOWERSCREENS & MIRRORS:**

Framed shower screens have been allowed for all Showers.  
Mirrors with polished edges have been allowed for all Vanity units.  
Acrylic Shower Bases (White).

### **PAINTING: (Preselected Colour Scheme)**

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

### **FLOOR TILES AND WALL TILING:**

#### **WALL TILING:**

Supply and installation of Ceramic Wall tiling to Kitchen, Bathroom, Ensuite and Laundry.

#### **FLOOR TILING:**

Supply and installation of Ceramic floor tiling as required.  
Floor tiles has been allowed to Ensuite, Bathroom, Laundry and W.C.

#### **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 carpet and Vinyl/Tiles to bedrooms and living areas.
- Supply and installation of all external concrete paving requirements, including concrete paving to Portico, Veranda, Alfresco & Driveway ETC.

**Upgrade Options: Please See your Sales Consultant for Individual Options for Each Home**

***Ask 'Paul Gray Builders' 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.***