



Dècor Homes

**STANDARD INCLUSIONS**



**SPECIFICATIONS FOR DOMESTIC AND OTHER APPROPRIATE BUILDINGS NOT EXCEEDING 12M IN HEIGHT**

**By signing this specification, the owner(s) acknowledges that it fully and accurately represents the owner's requirements**

**SITE IDENTIFICATION AND PREPARATION**

**SIGNAGE**

- A sign identifying the property and the Builder shall be erected on the site

**By Builder**

**SURVEY PEGS**

- Should the boundaries of the property be unclear, the Builder may ask for the site to be resurveyed (refer to clause 17 in the Building Contract)

**By Owner**

**SITE CLEARANCE**

- The site shall be cleared to an area within 3 meters of the proposed dwelling (where possible)

**By Owner**

**BUSHFIRE ATTACK LEVEL (BAL)**

- Should the property be in a designated BAL area, then additional charges will apply

**By Owner**

**COUNCIL CONTRIBUTION**

- A Council Contribution fee is to be paid prior to any construction taking place (where applicable)

**By Owner**

**PRELIMINARY WORKS**

- Architectural and Engineering plans
- Soil test
- All required Council documentation and Building permits
- Certified land surveyor to arrange the set out of the dwelling
- Temporary fencing
- 6 Star energy rating report

**TEMPORARY SERVICES**

- The Builder shall arrange and pay for the temporary connection and supply of Electricity and Water, provided that they are available adjacent to the site
- Should the above services not be available adjacent to the site, the Owner shall arrange and pay for their provision

**PERMANENT SERVICES**

- Connections to mains water, stormwater, sewer, mains gas to appliances and ducted heating unit and underground power connections
  - NBN Connection in the garage, including 3 Data Points CAT 6 and a pre wire conduit plus string (if required)
  - All services are based on a maximum set back of 5.5m on a block up to 600m<sup>2</sup>
  - 2 Garden taps - 1 at the front and 1 at the rear/side of the dwelling
  - Under road bore (if required) will be at the expense of the Owner
- All connections exclude consumer account opening fees and consumer connection fees**

**FOUNDATION**

- The site shall be excavated, graded or levelled, allowing up to a 300mm cut and/or fill, to provide a level building platform
- Engineer designed waffle 'H Class' slab
- Excludes the excavation of Rock, Excess soil and Bulk Concrete
- Termitte protection provided on all service inlets within the concrete slab (if required)

**FRAMING**

- MGP10 pine to be used on all wall frames and trusses
- 450mm stud wall spacing for the entire frame
- 2550mm ceiling height for ground floor on all homes
- 2550mm ceiling height for first floor on all double storey homes
- Engineer designed roof trusses at a 22.5° pitch

**WINDOWS**

- Feature windows to front facade (product specific - refer to working drawings)
- Sliding aluminium powder coated windows with clear glazing to the rest of the dwelling
- Locks to be installed to all openable windows

**INSULATION**

**WALLS**

- R2.5 wall batts to external walls, including wall between garage and house

**CEILING**

- R4.5 batts applied to the house only

**BRICKS AND EXTERNAL CLADDING**

- Bricks to be chosen from standard builders range collection
- Double Storey Homes Only**
- Formplex Excell Boards to first floor with your choice of colour

**ROOF TILES AND ROOF PLUMBING**

- Concrete roof tiles to be chosen from standard builders range collection
- Colourbond fascia, gutters, downpipes and cappings

**PLASTER**

- 10mm plasterboard to ceiling and walls throughout entire house
- 75mm cove cornice throughout entire house

**EXTERNAL DOORS AND DOOR FURNISHINGS**

**FRONT ENTRY DOOR**

- 2040mm high x 820mm wide gloss finished feature entry door, with frosted glass insert and weather seal and aluminium frame with Front Door Entry Set

**SLIDING DOORS**

- Sliding aluminium powder coated doors with clear glazing (refer to working drawings)

**HINGED EXTERNAL DOORS**

- 2040mm high x 820mm wide paint finished solid construction door with weather seal and aluminium frame

**INTERNAL DOORS AND DOOR FURNISHINGS**

- 2040mm high flush panel, pre-primed doors, including doorstops with chrome lever profile handles from standard builders range collection

**SKIRTING AND ARCHITRAVES**

- 67mm x 18mm primed, high bevelled edge MDF boards

**PAINTWORK**

- Wattle Weatherproof gloss finish to front entry door
- Wattle Weatherproof water-based gloss finish to all other external doors and porch linings
- Wattle gloss finish to all internal woodwork and doors
- Wattle low sheen finish to all internal walls (2-coat system)
- Wattle flat finish to ceilings (2-coat system)

**ELECTRICAL**

- 2 telephone points as per electrical plan
- 2 hard wired smoke detectors, including battery back up
- 12 90mm 11 Watt LED downlights - Colour White
- 12 double power points excluding dishwasher and refrigerator cavities, as per electrical plan
- Fixed batten holder lights and single power points to remaining rooms, as per electrical plan
- 2 fixed batten holder lights to external doors, 1 front and 1 rear/side
- 2 TV points as per electrical plan
- 1 external floodlight to the rear of the dwelling
- Exhaust fans with draftstopper to all bathrooms and ensuites
- Safety switch and circuit breakers to meter box

**KITCHEN CABINETRY**

- Fully lined laminated cabinetry, including dishwasher provision with a single power point and plumbing connection
- Standard laminate for all doors and drawers to be chosen from standard builders range collection
- All handles to be chosen from standard builders range collection
- 20mm Caesarstone Kitchen benchtops
- Stainless Steel Kitchen Sink with square double bowl over mount
- Chrome finish single lever mixer tap
- Tiled kitchen splashback to be chosen from standard builders range collection

**KITCHEN APPLIANCES**

- Technika Bellissimo Range 900mm Stainless Steel Upright Cooker
- Technika Bellissimo Range 900mm Stainless Steel Fixed Rangehood

**Refer to our Product Gallery document for images**

**STORAGE**

- 450mm wide x 19mm thick laminate shelving (x1) to all walk in and built in robes with chrome hanging rails
- 450mm wide x 19mm thick laminate shelving (x4) to walk in pantry, pantry and linen cupboards
- 2040mm high flush panel, pre-primed doors and 2040mm high sliding vinyl doors (refer to working drawings)

**BATHROOMS, ENSUITES AND TOILETS**

- Ceramic Tiles used throughout to be chosen from standard builders range collection: shower walls 2 meters high, over vanity up to 300mm high, bathtub up to 600mm high and bath edge to the floor
- Fully lined laminate base cupboards
- 180° post formed edge laminate benchtops
- Vitreous China basin with matching waste inset and chrome lever mixer sets
- Polished edge mirror above vanity
- 1700mm White acrylic bath with matching waste inset
- Polymarble acrylic shower base with matching waste inset
- Semi-frameless laminated glass shower screen, with pivot door and chrome frame
- Chrome lever mixer sets for showers including a wall mounted shower set on rail
- Vitreous China dual flush, closed coupled toilet suite with chrome detail and a soft close toilet seat
- Chrome towel rails and toilet roll holders from standard builders range collection

**LAUNDRY**

- Stainless Steel 45 litre trough and cabinet with chrome lever mixer set and mounted washing machine taps under the trough (refer to Product Gallery document for image)

**FLOOR COVERINGS**

- 450mm x 450mm Ceramic Floor tiles to kitchen, pantry, meals, bathrooms, ensuite, toilet and laundry to be chosen from standard builders range collection (refer to working drawings)
- Carpet to the remainder of the home to be chosen from standard builders range collection (refer to working drawings)

**GARAGE**

- Electric colourbond panel lift garage door with 2 remote controls
- 2 fluorescent tubes in garage
- Refer to working drawing for electrical and all other doors

**HOT WATER SYSTEM AND HEATING**

- Hot Water System and Solar Panel (refer to Product Gallery document)
- Gas ducted heating with thermostat to 8 points

**ALFRESCO**

- Concrete floor
- Plasterlined ceiling, finished with Wattle Flat Acrylic paint

**BALCONIES, FACADE AND STAIRS**

- Refer to working drawing for details

**LAND DEVELOPERS APPROVAL**

- All Homes are Subject to the review and approval of Land Developers

**GUARANTEES**

- 7 year structural guarantee
- Public liability insurance
- Construction insurance
- Warranty insurance
- Builders insurance
- 90 day maintenance period

CLIENT NAME:
CLIENT SIGNATURE:

CLIENT NAME:
CLIENT SIGNATURE:

DATE:
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