

# Our Express Inclusions.



Welcome **home.**

G.J. Gardner. **HOMES**







**This is our G.J. Gardner Homes Express inclusions list.**

This is our G.J. Gardner Homes EXPRESS list applicable to the EXPRESS RANGE OF PLANS. In some circumstances these inclusions may be offered for acceptance by customers on other plan ranges or custom designed plans as agreed between the customer and the New Home Sales Consultant prior to presentation of any associated pricing.

The floor plans within these ranges cannot be customised; however the Inclusions / Specifications can be tailored to suit your personal needs provided they do not result in changes to the floor plan.

<b>General</b>	
+ All construction to National State and Local Government requirements	•
+ Engineers soil test, wind classification and site assessment	•
+ Detailed working drawings (1 Draft and Final Plan)	•
+ Detailed specifications	•
+ Choice of 4 Pre-Selected Colour Schemes	•
+ Public Liability and Construction Insurance	•
+ Home Owners Warranty Insurance	•
+ Building Permit (house related)	•
+ Engineers slab design and computations	•
<b>Services</b>	
+ Water tapping	Dry Tapping Near side of street (1 garden tap to meter and 1 to house)
+ Power	Single phase Underground Power up to 6 metres from supply point
+ Sewer	Underfloor plus a total run of 6 metres outside slab edge to discharge point
+ Stormwater	Connection of downpipes and surface drains as one system in 90mm stormwater pipe to LPOD within 6 metres of house.
+ Gas	Gas connections within dwelling only. Natural Gas Authority to supply lead in to dwelling and meter. Owner to supply bottles and regulator positioned alongside dwelling if LPG.
+ Telephone/NBN	Wiring within house per electrical plan. Owner to organise connection from street with Authority/Provider.
<b>Structural</b>	
+ Wind Category	Minimum to suit Class N2/W33 – Non-cyclonic
+ Framing	Timber pre-fabricated frames and roof trusses to comply with AS1684 National Timber Framing Code
+ Guarantee	7 Year Structural Guarantee
<b>Foundations</b>	
+ Concrete Slab	Concrete Raft Slab 'M' Class Foundation (waffle-pod option via consultation with client)
+ Eaves	450mm as per plans where shown
+ Floor height	As nominated on plans

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Site address: \_\_\_\_\_

+ Concrete pump	Included
+ Site Fall	Cut and Fill (no Soil Removal) up to 300mm over house area
<b>Roofing, Fascia, Guttering &amp; Downpipes</b>	
+ Roofing	Colourbond corrugated Iron roof at 22.5 degrees pitch
+ Sarking Under Roofing	55mm Anticon insulated blanket with reflective foil sisolation paper
+ Fascia	Colourbond steel 190mm Fascia
+ Guttering	Colourbond slotted overflow Gutter
+ Downpipes	Colourbond 100x50mm downpipes (or painted PVC where applicable for tank)
<b>Heating</b>	
+ Not included	
<b>Ceiling Height &amp; Roof Access</b>	
+ Nominal height	2400mm (8ft)
+ Roof Access	600mm x600mm vinyl cover – not painted
<b>Garage</b>	
+ Floor	Part of 'M' Class Foundation with step down from floor height as per plans
+ Ceilings	10mm plasterboard with metal battens and cove cornice (size to suit plaster finish)
+ Walls	Brick veneer lined with 10mm plasterboard and square edged primed pine skirting where indicated
+ Garage door	Colourbond roller door with ember seal
+ External access door	Flush Panel Solid Core with Bal12.5 Painted Galvanised kickboard & Lever Entry Set, where shown on plans
+ Internal access door	Flush Panel Redicote with Lever Entry set
+ Windows	Awning Aluminium improved Double Glazed with locks and flyscreens where shown on plan
<b>Internal Linings</b>	
+ Walls	10mm plasterboard with 10mm water resistant board to wet areas
+ Ceilings	10mm plasterboard with metal battens to ceilings
+ Door Jambs	Primed pine
+ Architraves	66mm high X 18mm thick primed MDF from builders range
+ Skirtings	66mm high X 18mm thick primed MDF from builders range
+ Cornice	75mm cove profile
<b>Insulation</b>	
+ Ceilings (Dwelling & Garage)	R4.0 ceiling batts
+ External walls	R2.0 wall batts with Enviroseal wrap
+ Note: Energy rating may require upgrades of product at client's expense	
<b>Windows</b>	
+ Awning Windows & Sliding Doors	Powdercoated Aluminium Double Glazed in standard sizes
+ Keylocks	To all Windows & Sliding doors
+ Flyscreens	To all Windows & Sliding doors
<b>External Cladding &amp; Lining</b>	
+ Brick veneer	Bricks from pre-selected colour scheme with natural mortar joints and weeper spark arrestors
+ Lining	Cement sheet to Eaves, Portico and Alfresco where shown on plans

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**Floor & Skirting Tiles - 400x400 ceramic****Pre-selected scheme**

+ Wet areas	Bathroom, Laundry, WC and Ensuite
+ Skirting tiles to match floor tiles 100mm high	

**Wall Tiling - 400x400 ceramic Pre-selected scheme**

+ Bathroom & ensuite	Shower wall tiles to 2000mm high and to 600mm above bath tub and 200mm above vanity
+ Laundry	Splashback to 400mm above trough only
+ Kitchen	Splashback to 700mm high above sink and cook top benches only

**Doors - 2040 height**

+ Front door	BAL12.5 clear glazed routed door painted finish
+ Sidelight	Clear safety glass if shown on plans
+ Internal doors	Redicote Flush panel
+ Door Stops	75mm air cushion stops to hinged doors

**Door Furniture**

+ Entry set	Lever Entry Set to external hinged doors
+ Passage set	Lever Set to all internal hinged doors
+ Privacy set	Lever Set to Bathroom, WC and Ensuite only
+ Handles	Kitchen and Vanity cupboard handles from builders range

**Hot Water Service**

+ Gas Solar	175 Litre Storage Tank with 26lt Gas Booster and 2 x Solar Panels
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**Storage**

+ Door Type	Redicote Flush Panel hinged
+ Linen	Redicote Flush Panel hinged doors with four 445mm melamine shelves
+ Wardrobes	Redicote Flush Panel hinged doors with single 445mm melamine shelf and chrome hanging rail
+ Broom	Redicote Flush Panel hinged doors with single 445mm melamine shelf
+ WIR	Redicote Flush Panel hinged door with single 445mm melamine shelf and chrome hanging rail where shown on plan

**Bathroom/Ensuite/WC/Powder Room**

+ Vanity Units	Laminate Post-Form Bench tops with Square Edge laminate doors as per Pre-Selected Colour Scheme
+ Kickboard	Laminate to match cupboards
+ Mirrors	4mm thick to all vanities (900mm high X length of vanity) polished edge
+ WC	Close Coupled Toilet suite (White) with Soft Close Seat
+ Basin & taps	Inset Vanity Basin (White) with Mixer (Chrome)
+ Bath & taps	Acrylic Bath (White) with Mixer & Outlet (Chrome)
+ Shower Screens	Semi-Framed pivot door with clear glass
+ Shower bases and taps	Polymarble (white) with Mixer & Shower Arm (Chrome)
+ Soap holders	Chrome shelf
+ Towel rails	Double Towel Rail (chrome)
+ Toilet roll holders	Toilet Roll Holder (chrome)

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<b>Laundry</b>	
+ Wash trough	Builders Trough and Cabinet with Bypass
+ Tap ware	Sink Mixer (Chrome) to tub and Acro Combi Machine Stops inside trough cabinet
<b>Kitchen</b>	
+ Cupboards	Laminate Post-Form Bench tops with Square Edge laminate doors as per Pre-Selected Colour Scheme
+ Kickboard	Laminate to match cupboards
+ Interior	White melamine
+ Pantry	Hinged Flush door with four melamine shelves
+ Oven	600mm Electric Stainless Steel
+ Cook top	600mm Gas Stainless Steel
+ Range Hood	600mm Canopy Stainless Steel
+ Sink & Tap	SS Sink with Sink Mixer (Chrome)
+ Dishwasher	Electrical and plumbing provision only
<b>Paint Finish – 3 Coat Paint System **</b>	
+ Ceilings	Ceiling white
+ Walls	Low Sheen (1 Colour)
+ Skirtings/Architraves & Doors	Semi Gloss enamel (1 Colour)
+ External painting (where applicable)	Solarshield – 2 Coats
<b>Electrical</b>	
+ Power points	1 Double Power Point Per Room & 3 to Kitchen
+ Internal lights	1 Batten Light Point Per Room
+ External light	2 External Batten Light Points
+ Smoke Detectors	Hard wired (as per regulations)
+ Ceiling Exhaust fans	to all Showers with Draft Stoppers
+ NBN Provision pack	<ul style="list-style-type: none"> <li>• Up to 8Lm Conduit with draw wire from power pit to meter box only</li> <li>• P20 conduit from Meter box to internal garage wall with draw wire</li> <li>• 2 x Cat6 Data cables and 2 x Cat6 Phone cables wired from within home to patch outlet in garage</li> <li>• B&amp;R NBN Hub Box with 2 double power points</li> <li>• 2 TV points – Coaxial to ceiling void</li> </ul>
<b>Completion</b>	
+ Professional House Clean	•
+ Construction Rubbish removal and site clean	•
+ 90 Day Maintenance Program	•

\*\* Note: Certain Colour Shades may not achieve sufficient coverage even with a 3 coat system. Final colour choices should be discussed with your colour consultant to ensure 3 coats will be sufficient as additional coats will attract additional cost.

These Inclusions may change without notice and may vary depending on specific local requirements. Effective as of 05/09/16

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## **A short overview of what we do**

We build homes to the highest standard, so they have an enduring quality. You want your new home or investment property to meet your needs now, but we want its value to build so it creates great returns later.

From the moment you first enter your local G.J. office, we want you to feel comfortable and at home. The biggest difference between us and other builders is that we want you to share your vision with us, so we can help you build that in to a reality.

To achieve this, we're totally inclusive in our approach – we offer more choice and options for customisation than other builders. But we support these choices with fixed price, an on-time build, and absolutely no hidden extras.

When you build your new home with us, everything is laid out up front, so you can be clear on exactly what you're getting for your investment. In taking this approach, we hope to build a long lasting, trusting relationship with you.

To help you decide what your next step should be, lets sit down together and talk about what you have in mind. We look forward to seeing you soon.

**Give us a call or drop  
in for a chat today.**

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**Contact G.J. Gardner Homes Geelong  
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