

Our standard inclusions.



We pride ourselves on offering you certainty on a fixed price that includes everything you need in your new home.

Before you make a final choice on your new home, check that all the following essential features are included in other builders' prices, or are they extra cost options that you get informed about during construction?

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

Contact Jason Allen.

Call **0404 498 960**, or email
jason.allen@gjgardnerhomes.com.au

Your trusted local builder.

G.J. Gardner. HOMES

Essentials	G.J. Gardner, <small>HOMES</small>
+ Owned and Operated by a Local Builder	✓
+ Backed by the support of an International Network and Brand with over 23 years Experience	✓
+ Fixed Price Building Contract, with no Surprises	✓
+ Local Government Building Application, Water Corporation & Building Permit Fees	✓
+ Certified House Plans, Engineer Designed Footings and/or Slab	✓
+ Construction and Liability Insurance	✓
+ Builder Indemnity Insurance	✓
+ 6 year Structural Warranty	✓
+ Standard BASIX Requirements, 4 Star Rated Taps and Toilets, R2.0 Bradford Glasswool to External Walls and Internal Walls adjacent to Garage, R3.5 Bradford Glasswool to Ceilings (excludes Garage Walls and Ceiling), 3000Ltr Slimline Colorbond above Ground Rainwater Tank	✓

Construction	G.J. Gardner, <small>HOMES</small>
+ Dedicated Construction Supervisor	✓
+ Soil Test and Contour Survey	✓
+ 10 Metre Run for Utility Services Included (Water, Power & Sewer)	✓
+ W33/N2 Wind Loading Design	✓
+ Scaffolding and Roof Safety Rail (if required)	✓
+ Builder's Internal House Clean – all External Construction Debris removed	✓
+ R2 Exterior Wall Batts	✓
+ R3.5 Ceiling Batts	✓
+ Smart Film Termite Treatment and Certificate	✓
+ Soil Test and Contour Survey	✓

Kitchen	G.J. Gardner, <small>HOMES</small>
+ Laminate Kitchen cabinets with laminate bench tops	✓
+ Set of 4 drawers to Kitchen cabinets	✓
+ Bow handles on kitchen cabinets	✓
+ 1 & ¾ bowl stainless steel sink	✓
+ Mixer tap to kitchen sink	✓
+ Ceramic splashback tiles to 600mm high above bench tops	✓
+ Stainless steel finish 600mm canopy rangehood	✓
+ Stainless steel finish four burner 600mm gas cooktop	✓
+ Stainless steel finish electric fan forced 600mm oven	✓
+ Kitchen pantry with four shelves	✓
+ Stainless steel finish freestanding 600mm dishwasher	✓

Laundry	G.J. Gardner. <small>HOMES</small>
+ Trough and cabinet	✓
+ Mixer tap to trough	✓
+ Washing machine stops	✓
+ Ceramic tiles to floor, skirting and splashback to 400mm high above trough	✓

Bathroom	G.J. Gardner. <small>HOMES</small>
+ Laminate vanity with moulded/laminate bench top	✓
+ Bow handles on vanity unit	✓
+ Clear glass framed shower screen with pivot door	✓
+ Frameless mirror 900mm high above vanity	✓
+ White acrylic shower base to shower	✓
+ White toilet suite	✓
+ Basin mixer tap	✓
+ Adjustable shower arm with rose and mixer	✓
+ White acrylic bath	✓
+ Single towel rail	✓
+ Toilet roll holder	✓
+ Soap dish	✓
+ Ceramic tiles to shower walls, floor, skirting, splashback to 200mm high above vanity and 400mm high above bath	✓

External	G.J. Gardner. <small>HOMES</small>
+ Concrete roof tiles or Colorbond roofing (area dependant) from G.J. range	✓
+ 450mm wide eaves	✓
+ Powder coated aluminium windows and sliding doors	✓
+ PGH Bricks with natural mortar from G.J. range	✓
+ R2.0 wall batts with wall wrap and R3.5 ceiling batts (area dependant)	✓
+ Front entry door hinged with lock set	✓
+ Two external garden taps	✓
+ Colorbond/Timber fencing (subject to developer guidelines)*	✓
+ Letterbox	✓
+ Concrete driveway (up to six metre front boundary setback)*	✓
+ Essential landscaping package as Provisional Sum (subject to developer guidelines and agents requirements)*	✓
+ Clothesline wall mounted	✓

+ Garage door overhead sectional with two controllers from G.J. range	✓
+ Surface water drainage around house	✓
+ NBN Provision	✓

General	G.J. Gardner. <u>HOMES</u>
+ Tiles to Portico and/or Alfresco	✓
+ Engineer designed slab up to 'M' site classification*	✓
+ Service connections (up to six metre front boundary setback)*	✓
+ Flyscreens and locks to aluminium windows and sliding doors	✓
+ Six Star Energy Rating^ and BAL Low Bushfire Rating	✓
+ Continuous flow (instantaneous) hot water system	✓
+ Site clean and removal of construction debris	✓

Internal	G.J. Gardner. <u>HOMES</u>
+ Plasterboard wall and ceiling linings with level four finish	✓
+ Coved plaster cornice 75mm	✓
+ Flush panel hinged internal doors with cushion door stops	✓
+ Timber architraves and skirtings	✓
+ Wardrobes and linen with flush panel hinged door/s, with one shelf and hanging rail to wardrobes and four shelves to linen	✓
+ Door handles, privacy sets to bathroom, ensuite and WC	✓
+ Fully painted with professional multiple coat paint system	✓
+ One double power point per room (excluding entry, WC and WIR) with two additional points in the kitchen	✓
+ One light point per room and two external light points	✓
+ Exhaust fan, twin heater, light to bathroom and ensuite	✓
+ One telephone point and one television point	✓
+ Window furnishings (excluding garage and WC) roller blinds from G.J. range	✓
+ Ceramic floor tiles to kitchen, dining and main living area from G.J. range	✓
+ Carpet to bedrooms, hallways and to any additional liveable spaces (floor plan dependant) from G.J. range	✓
+ Reverse cycle wall mounted split air conditioner to main living area	✓

*An Allowance for a typical block of approx. 600m2. ^Subject to Site Orientation.
BD Build Pty Ltd T/As G.J Gardner Homes Sydney West. Builders Licence 309650C.

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