



Letswork Standard Inclusions Interview Form

1. STRUCTURAL

SNO.	DESCRIPTION	CHECK	NOTES
1	Site costs up to 450mm Cut & Fill Clean cut and fill to 450mm. No rock breaking included and Soil Removal upto 30T included for the site preparations	<input checked="" type="checkbox"/>	
2	M class Slab Included Engineered slab to M class soil requirements. No piling included	<input checked="" type="checkbox"/>	
3	Structural frame and Trusses 75mm Treated timber pine frame and trusses to engineer design	<input checked="" type="checkbox"/>	
4	Ceiling Heights 2440mm ceiling batten	<input checked="" type="checkbox"/>	
5	10mm Gyprock Installed to all internal dry walls, with 75mm Cornice	<input checked="" type="checkbox"/>	
6	10mm Water Resistant Gyprock Installed to all wet area walls	<input checked="" type="checkbox"/>	
7	Balcony excluded	<input checked="" type="checkbox"/>	
8	Fire-wall excluded	<input checked="" type="checkbox"/>	

2. GENERAL EXTERNAL INCLUSIONS

SNO.	DESCRIPTION	CHECK	NOTES
1	Standard façade Standard face brick façade to suit the design. (primeline cladding design specific)	<input checked="" type="checkbox"/>	
2	No Driveways	<input checked="" type="checkbox"/>	
3	Metal Roof Metal roof to be selected from the builder's standard range of colours	<input checked="" type="checkbox"/>	
4	Metal Gutter & Facia Metal or Facia and Gutter from builders range colours	<input checked="" type="checkbox"/>	
5	Panel Lift garage Door Metal panel lift door to garage with 2 hand remotes and 1 wall mounted remote in builders colours	<input checked="" type="checkbox"/>	
6	920mm Paint Grade Front Door 920mm Paint grade front door from builders range	<input checked="" type="checkbox"/>	
7	Hot Water System 205L energy efficient electric heat pump HWS - Solar Ready	<input checked="" type="checkbox"/>	
8	Aluminium Windows and Doors Standard size aluminium windows and doors in builders colours	<input checked="" type="checkbox"/>	



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3. ELECTRICAL

SNO.	DESCRIPTION	CHECK	NOTES
1	The Standard Electrical Package is limited to ceiling light's feed only	<input checked="" type="checkbox"/>	
2	Light's feed only to power points and light switches throughout the home from the Builders Range	<input checked="" type="checkbox"/>	
3	Split System Air Conditioning 2.5kw Split System Air to Master Bedroom, 7.0kw Split System Air to Family Room	<input checked="" type="checkbox"/>	
4	TV & Data Points 2 x TV points and 1 x Data point	<input checked="" type="checkbox"/>	
5	Smoke Detectors Hard-wired Certified smoke alarms placed as per Legislation.	<input checked="" type="checkbox"/>	
6	NBN Ready Conduit installed ready for NBN connection	<input checked="" type="checkbox"/>	
7	Fans are excluded	<input checked="" type="checkbox"/>	

4. GENERAL INTERNAL INCLUSIONS

SNO.	DESCRIPTION	CHECK	NOTES
1	3 Coat Paint System 3 coat paint system using only quality brand paints	<input checked="" type="checkbox"/>	
2	Pine skirting and architraves All architraves and skirtings are pre-primed pine	<input checked="" type="checkbox"/>	
3	Builder's Range Standard Door Handles and Deadlocks Standard door handles and locks from the builder's range	<input checked="" type="checkbox"/>	
4	Builder's Range Flush Panel Doors Standard flush panel doors from the builder's range	<input checked="" type="checkbox"/>	
5	All wet area tiled and functional All wet areas tiled up to 450 x 450 tiles from builders range	<input checked="" type="checkbox"/>	
6	Builder's Range Toilet Suites Standard toilet suite from the builder's range	<input checked="" type="checkbox"/>	
7	Toilet roll holder Chrome toilet roll holder from builders range	<input checked="" type="checkbox"/>	
8	450 x 450 tiles to the hallway, dining, and living areas	<input checked="" type="checkbox"/>	



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5. INCLUSIONS - KITCHEN / LAUNDRY

SNO.	DESCRIPTION	CHECK	NOTES
1	20mm Silica Free Stone Bench Top to Kitchen Bench & Island Silica free stone cut to size in factory to bench 600mm wide and Island 800mm wide	<input checked="" type="checkbox"/>	
2	600mm Gas Cooktop and Electric Oven 600mm Built in gas or electric cooktop with built in oven	<input checked="" type="checkbox"/>	
3	Recycled Ducted Range-Hood Undermount ducted rangehood fitted to overhead cabinets	<input checked="" type="checkbox"/>	
4	Dishwasher Provision with connections Standard 600mm DW provision with plumbing and electrical connections	<input checked="" type="checkbox"/>	
5	Polytec Cabinetry to Kitchen Large range of Polytec cabinet finishes available	<input checked="" type="checkbox"/>	
6	Chrome Mixer Tap to Kitchen Chrome kitchen mixer, DW conections	<input checked="" type="checkbox"/>	
7	Stainless Steel kitchen sink Stainless 1 3/4bowl kitchen sink with drainer	<input checked="" type="checkbox"/>	
8	Overhead Cupboards to Full Length of Kitchen Bench Custom built overhead cabinets the full length of kitchen bench	<input checked="" type="checkbox"/>	
9	4 Draw set with a Cutlery Tray Standard 4 draw set with cutlery tray in top draw	<input checked="" type="checkbox"/>	
10	Pantry 4 Shelves 4 Melamine/polytec shelves to pantry	<input checked="" type="checkbox"/>	
11	Tiles 450 x 450 to kitchen, Pantry and Laundry floors 450 x 450 tiles from builders range	<input checked="" type="checkbox"/>	
12	Clark Self Standing Laundry Tub with Tile Splashback Self standing 35l stainless tub with one cupboard under	<input checked="" type="checkbox"/>	
13	Chrome Mixer Tap to Laundry Chrome mixer from builders range	<input checked="" type="checkbox"/>	
14	No splashback in kitchen	<input checked="" type="checkbox"/>	
15	Dishwasher excluded	<input checked="" type="checkbox"/>	
16	Butler's kitchen excluded	<input checked="" type="checkbox"/>	
17	Standard Kitchen Size Standard kitchen size as per builder's standard design	<input checked="" type="checkbox"/>	
18	Kitchen Bulkheads No kitchen bulkheads included	<input checked="" type="checkbox"/>	
19	Extra sink in WIP excluded	<input checked="" type="checkbox"/>	
20	Droplight in island bench n steps excluded	<input checked="" type="checkbox"/>	



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6. INCLUSIONS - MASTER BED/ENSUITE/WIR/BEDROOMS

SNO.	DESCRIPTION	CHECK	NOTES
1	Builders Range Carpet with quality Underlay to master and wir Large range of standard builders range carpert on quality underlay	<input checked="" type="checkbox"/>	
2	450 x 450 tiles to ensuite floor to wet areas only	<input checked="" type="checkbox"/>	
3	Semi-Frameless Shower Screen Frameless shower screen with pivot door (design dependant)	<input checked="" type="checkbox"/>	
4	Vanity with Moulded Ceramic Top Quality vanity unit with moulded ceramic top and soft close cabinets	<input checked="" type="checkbox"/>	
5	Frameless Mirror to Length of Vanity Frameless mirror with polished edge fitted the length of the vanity top	<input checked="" type="checkbox"/>	
6	One Melamine Shelf, Hang-Rail maximum hanging space with melamine shelf and hanging rail to WIR	<input checked="" type="checkbox"/>	
7	Toilet roll holder Chrome toilet roll holder from builders range	<input checked="" type="checkbox"/>	
8	Towel Rail Chrome double towel rail from builders range	<input checked="" type="checkbox"/>	
9	Builders Range Carpet with quality Underlay to Bedrooms Large range of standard builders range carpert on quality underlay	<input checked="" type="checkbox"/>	
10	Sliding robe doors to bedrooms Sliding robe doors with vinyl finish to bedrooms	<input checked="" type="checkbox"/>	



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7. INCLUSIONS - BATHROOM

SNO.	DESCRIPTION	CHECK	NOTES
1	Standard Tiles in Bath to Wet Areas 450 x 450 tiles to bathroom floor, 2100h in shower recess and over bath	<input checked="" type="checkbox"/>	
2	Semi-Frameless Shower Screen Frameless shower screen with pivot door (design dependant)	<input checked="" type="checkbox"/>	
3	Frameless Mirror to Length of Vanity Frameless mirror with polished edge fitted the length of the vanity top	<input checked="" type="checkbox"/>	
4	Chrome Mixer Taps to Ensuite Chrome taps, mixers and shower rose from builders range	<input checked="" type="checkbox"/>	
5	Vanity with Moulded Ceramic Top - Bath and Ensuite Quality vanity unit with moulded ceramic top and soft close cabinets	<input checked="" type="checkbox"/>	
6	Self-Standing BTW Bathtub Quality self standing Back To Wall bathtub from builders range	<input checked="" type="checkbox"/>	
7	Toilet roll holder Chrome toilet roll holder from builders range	<input checked="" type="checkbox"/>	
8	Towel Rail Chrome double towel rail from builders range	<input checked="" type="checkbox"/>	
9	Niche to shower is excluded	<input checked="" type="checkbox"/>	

8. COUNCIL & COMPLIANCE COSTS AND REPORTS

SNO.	DESCRIPTION	CHECK	NOTES
1	Council contribution fees are excluded	<input checked="" type="checkbox"/>	
2	Subdivision fees are excluded	<input checked="" type="checkbox"/>	
3	All other Council Fees are excluded	<input checked="" type="checkbox"/>	
4	Waste Classification Report is excluded	<input checked="" type="checkbox"/>	
5	Basix Certificate - 7 Star Basix is excluded	<input checked="" type="checkbox"/>	
6	Bushfire Attack Level (BAL) Rating is excluded	<input checked="" type="checkbox"/>	
7	Street tree relocation or removal, water authority coordinator fees, acoustic reports, demolition works, and any other reports are excluded	<input checked="" type="checkbox"/>	
8	Building insurance is excluded	<input checked="" type="checkbox"/>	
9	Long service levy is excluded	<input checked="" type="checkbox"/>	



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9. OTHER INCLUSIONS

SNO.	DESCRIPTION	CHECK	NOTES
1	Concrete works to the Porch and Alfresco areas are excluded	<input checked="" type="checkbox"/>	
2	Tiling to the Porch and Alfresco areas is excluded	<input checked="" type="checkbox"/>	
3	Timber Post to the Porch and Alfresco included	<input checked="" type="checkbox"/>	
4	Drop edge beams and any additional drafting, where required, are excluded	<input checked="" type="checkbox"/>	
5	Retaining walls and external stairs are excluded, whether or not shown on the drawings	<input checked="" type="checkbox"/>	
6	No allowance has been made for the removal of excess soil or rock	<input checked="" type="checkbox"/>	
7	Timber decking not included	<input checked="" type="checkbox"/>	
8	Standard staircase included	<input checked="" type="checkbox"/>	
9	Patio is not included	<input checked="" type="checkbox"/>	

10. OTHER INCLUSIONS

SNO.	DESCRIPTION	CHECK	NOTES
1	Solar panel is excluded	<input checked="" type="checkbox"/>	
2	Steel beam allowance excluded	<input checked="" type="checkbox"/>	
3	Landscaping and fencing are excluded	<input checked="" type="checkbox"/>	
4	Gas / Power / Water ready but not the connection	<input checked="" type="checkbox"/>	
5	Provision and installation of letterbox and clotheslines are excluded	<input checked="" type="checkbox"/>	
6	Elevated stumps not included	<input checked="" type="checkbox"/>	
7	Allowance for Rubbish cleaning upto 5k included	<input checked="" type="checkbox"/>	
8	Security camera n WIFI hardwired excluded	<input checked="" type="checkbox"/>	
9	Swimming pool excluded	<input checked="" type="checkbox"/>	
10	Blinds are excluded	<input checked="" type="checkbox"/>	
11	Security screens and fly screens are excluded	<input checked="" type="checkbox"/>	
12	Floor Size Upgrade	<input checked="" type="checkbox"/>	