



Ph: (03) 5976 4142
Email: info@stelsonhomes.com.au
Web: www.stelsonhomes.com.au
ABN 90 153 577 935

GENERAL INCLUSION LIST

DATE: 08/05/15

- Building Warranty and Public liability insurance.
- Asset protection permit.
- Statutory Building Guarantee and Maintenance Period.
- Standard temporary connections to existing Electricity, Gas, Water, Stormwater and Sewer to Legal Points within site.

Demolition : N/A

Footings: Concrete raft slab. Allowance for standard class 'M' site.
Max. 300mm out of ground.

Termite Protection: N/A

Structural Timbers: F5 kiln dried pine custom built frame.
Studs, ceiling/floor joists at 450mm cts.
Floor joists to engineers details.
Roof beams and lintels to engineers details.
Pine truss roof.

Ceiling Heights: 2700mm Ground Floor
2500mm First Floor

Roofing: CSR Monier 'Horizon' or equivalent concrete roof tiles at 24 degree pitch on timber roof trusses to manufacturers installation details.
Colorbond Klip-Lock roof sheeting at 2 degrees min fall to all flat roofs.



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Windows:

‘Stegbar’ or equivalent Meranti timber. Or ‘Rylock’ or equivalent powdercoated Aluminium ‘heavy-residential’ thermally improved awning/sliding windows and sliding doors, key locked alike for added security. All windows to be single glazed.

Fibre mesh powder coated aluminium frame fly screens to all opening windows only.

Bricks:

86x230mm clay bricks. Allowance \$900 per 1000 bricks.

Cladding:

First floor cladding; Lightweight foam 75mm thick, rendered finish.

Plumbing:

Hot and cold water as required.

Garden taps x 2.

90mm diameter UPVC, paint finished or 100x50mm colorbond downpipes.

Colorbond quad and box gutters as required.

Concealed sewer pipes.

Insulation:

R2.0 batts to all external walls.

Silver foil to all external walls.

R3.5 batts to ceilings.

Floor Coverings:

Porcelaine tiles to laundry, powder, ensuite, and bathroom.

Allowance \$40m2 supply only. Max tile size 600x300mm.

Solid 80mm wide x 19mm Tasmanian oak or equivalent (standard grade) timber floorboards professionally polished to entry, family, meals, & kitchen.

Or can choose Porcelaine tiles. Max tile size 600x600mm.

Allowance \$40m2 supply only.

Carpet to living, all bedrooms, w/ all robes and retreat.

Allowance \$140 per lineal meter supply and laid including underlay to suit.



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Wall Tiling:

Bathroom and Ensuite approx. 2000mm to all walls to suit.
Laundry approx. 600mm above benchtop and behind washing machine.
Allowance \$40m2 supply only. Max tile size 600x300mm.

Painting:

Internal walls: Dulux or equivalent premium low sheen paint
1 coat of primer / 2 coats of paint.
Allowance: 1 colour only.
Woodwork: Dulux or equivalent premium gloss enamel
1 coat of primer / 2 coats of paint.
Ceilings: Dulux or equivalent flat ceiling paint
2 coats of paint.
External: Dulux or equivalent external paint
1 coat of primer / 2 coats of paint.
Allowance: 2 colours only.

Woodwork:

Skirtings: Raised for neater finish where carpeted.
Decor splayed 90mm x 18mm approx.
MDF Pre-primed for gloss finish
Architraves: Decor splayed 70mm x 18mm approx.
MDF Pre-primed for gloss finish

Wardrobes:

Master Bedroom; Professional melamine open robe fit out, 2 x 500mm draw/shelve towers, combination double/single hanging to suit.
Bed 2 and 3; Professional melamine robe fit out, 1 x 500mm draw/shelve tower, combination double/single hanging to suit.
Vinyl sliding doors or timber swing doors.
Linen; Melamine fit out, 4 x fixed shelves to suit.

Doors:

Entrance – William Russell solid MDF feature entrance door from builders range 920x32340mm high.



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Doors (continued): Internal – Flush line premium hollow core doors 2340mm high to ground floor and 2030mm high to first floor.
Laundry and Garage External Doors - Solid MDF 820x2030mm high, half glazed.

Door Furniture: ‘Gainsborough’ tri-locks (contemporary) in chrome to Entrance and Laundry external doors.
Internal Designer chrome door handles from builders range. Allowance \$45 per handle.
Privacy locks to Powder, Ensuite, and Bathroom.
Decor chrome arrow head door stops to all internal doors as required.
Chrome hinges to suit.

Cornices: 50mm slimline to linen and robes.
Remaining dwelling square stop finish.
Plaster bulk heads where necessary.

Kitchen : Custom built cabinetry with Caesarstone benchtops from builders nominated cabinet maker. Colour and design specification to be advised.
Glass splashback on clear glass from standard color range. Colour to be selected.
Extendable soft close runners to all drawers.
S/steel Smeg or equivalent 600mm electric wall oven.
S/steel Smeg or equivalent 900mm gas cooktop with wok burner.
S/steel Smeg or equivalent 900mm rangehood.
S/steel Smeg or equivalent dishwasher.
Allowance \$4500 for appliances.
Stainless steel sink 1 and ¾ bowl with single drainer.
Allowance \$400.
Chrome flick mixer tap. Allowance \$350.



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Laundry:

Custom build laminate cabinetry with laminate post-formed bench top to suit from builders nominated cabinet maker.
Colour and design specification to be advised.
Concealed washing machine taps.
45 ltr s/steel trough with by-pass. Allowance \$200.
Chrome flick mixer tap. Allowance \$200.

**Powder, Ensuite
& Bathroom:**

Custom build laminate cabinetry with Caesarstone bench top to suit from builders nominated cabinet maker. Colour and design specification to be advised.
Square or oval china basins. Allowance \$300 per basin.
China close coupled toilet suite, allowance \$600 per suite.
Full width polished edge mirrors above vanities to suit.
Tiled shower bases with tiled smart waste to ground floor showers if built on a slab.
Polymarble showerbases to first floor rooms where required.
Stegbar semi-frameless 'Grange Overlap' showerscreens with chrome handle and frame.
Chrome tapware to suit. Allowance \$250 per set.
Chrome handheld showerheads to match. Allowance \$250.00
Accessories to match; toilet roll holder, towel rings and rails.
Allowance \$50 per item. – 2 per room.
Polymarble inset bath. Allowance \$350.

Hot Water:

Rinnai Instantaneous 26.

Heating :

Gas ducted heating unit with programmable thermostat. Zoned ground and first floors. Sized to suit from builders nominated supplier.

Cooling :

Add on refrigerated air conditioning. Zoned ground and first floors. Sized to suit from builders nominated supplier.



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Electrical:

Safety switch and hard wired smoke detectors to comply with BCA.

LED downlights to main living areas to suit. Allowance \$50 each.

Batten holder light fittings to all bedrooms and remaining areas.

Clipsal 2000 slimline switches and GPO's in white.

Exhaust fans to all toilets, bathroom, and ensuite.

External light points x 2.

Internal circuit breaker/switchboard for added security.

Television points x 3.

Telephone points x 3.

Double Fluoro lights x 2 to Garage.

Refer to electrical plan for all locations.

Apart from downlights, all light fittings and fans supplied by owner installed by builder.

TV Aerial/satellite dish supplied and installed by owner.

Security :

Tri-lock to Entrance, Garage and Laundry external doors.

Keylocks to all windows.

Doorbell/intercom – allowance \$800 supply and installed.

Staircase :

Solid KD timber staircase with stringers, treads and risers all to be in KD.

Glass balustrading with 50x50mm stainless steel posts and 50x25mm stainless steel handrail.

1000mm high plaster nib wall to staircase on first floor.

Garage :

Plain Concrete floor, trowel finished.

Plaster lined ceiling and internal walls.

Face brick to external walls on internal face.

Panel lift door with remote controls x 2. Seville profile or equivalent.



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Driveway : Not included

Paving/Concreting: Not included

Landscaping : Not included.

Alfresco: N/A

Fences : Not included.

Crossover(s) : Not included.

Water tank : 2000 litre poly water tank with suitable pump connected into toilets and 1 garden tap only as per 6 star energy rating requirements.

PLEASE NOTE: ALL ALLOWANCES ARE RECOMENDED RETAIL PRICES AND INCLUDE GST.

ALL MATERIALS / PRODUCTS ARE FROM STELSON HOMES RECOMENDED RETAILERS ONLY.

ALL NEW THIRD PARTY CONNECTIONS ONCE HOUSE IS COMPLETE ARE NOT INCLUDED. GAS, ELECTRICITY, WATER, TELEPHONE, ARE ALL OWNERS RESPONSIBILITY.