

# Fixed Price Inclusion List - Standard

## taking out the unknown!

to ensure our client's aren't subjected to any hidden costs Vhomes fixed price total package contract includes all site inspections, site costs, building surveys, complete working drawings and all construction & warranty insurance premiums, local council fees and levies.

### Flooring System

'M' class concrete slab engineer designed

### Termite Control

Treatment provided to concrete slab perimeter & penetrations

### Brickwork

Face brickwork from Austral Bricks

### Roof Tiles

Boral tiles from selected range with sarking

### Insulation

R2.5 batts to ceiling and R1.5 to external walls

### Windows / Sliding Doors

Powder coated aluminium  
Locks to all opening windows  
Vertical blinds to all windows and sliding doors (excluding obscured window and garage)

### Garage Door

COLOURBOND roller door with 2 handset control units

### Entrance Door

CORINTHIAN 'Madison' range with thela glazing to sidelight or similar

### External Door Furniture

GAINSBOROUGH entrance set or similar

### Internal Doors

CORINTHIAN doors flush panel  
GAINSBOROUGH passage, privacy & dummy set satin chrome/chromo or similar

### Floor Coverings

Carpet to all areas excluding ceramic tiles to kitchen, living, laundry. 1m x1m internal entry

### Internals

67mm x 19mm pine pencil round skirting & architraves  
90mm and or 50mm cove cornice

### Robes

Mirror doors to robes with 1 shelf with chromo hanging rail.

## Essence Inclusions

### ITEMS INCLUDED IN TENDER

1. Meet our sales consultant to confirm house design & inclusions
2. Development application and construction certificate fees
3. Construction insurance (home owner's warranty or QBSA)
4. Structural engineer's certification for concrete slab
5. All weather access control point (basic allowance)
6. Sediment control fencing and site fencing as required by local council
7. Basic assessment or energy efficiency report to state government requirements
8. Trade waste compound as required by local council
9. Water authority fees (regular connections only)
10. Statement of environmental effects report (if required)
11. Landscape & shadow designs (if required)
12. Builders insurance and engineer's fees
13. Single phase under ground power supply
14. 90 days defects period
15. Long service levy fees
16. Soil test

### Linen Press

4 shelves

### Bathroom

Showerscreens powder coated aluminium frames with clear laminated glass and pivot or sliding doors  
1660mm white bath as per house design  
Vanity Cupboards  
Laminate cupboard and top with semi recess bowl

### Kitchen

Tiling ceramic tiles above bench top to underside of overhead cupboards.  
Laminated bench top including 300mm overhang to breakfast bar  
Electric stainless steel oven or similar and gas or electric stainless steel cooktop or similar  
Slide out recirculating rangehood or similar  
Stainless steel upright dishwasher to all kitchens

### Air Conditioning

6kw split system or similar

### Painting

WATTYL paints range: washable soft silk walls. Ceiling: flat white, woodwork: I.D. gloss enamel or similar

### External

Driveway / Path 50m2 of coloured or exposed concrete  
Porches/Pergola coloured or exposed concrete as per house design  
Fold away wall mounted clothes line  
Brick letterbox to front boundary  
801/m of 1800mm high Colour Bond fencing with block off panel and gate

### Water Tanks

3000 litre slimline tank with rain bank