

INCLUSIONS

IM Builders Pty Ltd reserves the right to change standard inclusions without notice.

Preliminaries:	
Council Fees (House only excludes any Town Planning needed)	Yes
BSA Insurance	Yes
Working Drawings & Energy Efficiency Rating Report	Yes
Soil Test & Foundation Design	Yes
Qleave	Yes
Construction Insurance	Yes
Compulsory Items:	
Residual Currant Device	Yes
Hardwired Smoke Alarms	Yes
Water Tempering Valve	Yes
Construction:	
T2 Treated Pine Frame & Trusses	Yes



Termite Treatment: Plasmite & Reticulation Tubing	Yes
Foil Sarking	Yes
R1.5 Insulation Batts to all external walls	Yes
R2.9 Insulation Blanket over Roof Battens	Yes
Powder Coated Aluminium Frame Window & Glass Sliding Door	Clear Glass & Fly Screens
Television Co-axial point with 1 x TV Antennae (no allowance for booster if in bad reception area)	2
Phone Points (no Telstra connection)	2
Lighting	Allowance
Double Power Points	Allowance
Weather Proof Socket outlet	Allowance
1200mm White Ceiling Fans	Calculated on a plan by plan basis
New Home Clean	Yes
External Finishes:	
Choice of Boral Brick Range: Horizon Classic, Horizon Naturals, Oasis Impressions, Oasis Coast, Woodstock Arcadia. (Double Height bricks are an Extra Cost)	Yes Natural Mortar & Ironed Joints



Standard Concrete Driveway

(this does not include any Engineering or further council approval if required)

Up to a 6 Meter Setback from front boundary

Standard Colorbond Roof, Fascia & Gutter	Yes
B&D Doors – Panelmasta: Classic, Caprice and Contemporary	Yes Standard Colours only
Front Door	\$450 Allowance
Sidelight Allowance	Optional Extra
Schlage Front Door Furniture	Orbit or Plymouth
Schlage Deadlock Choice	Cylinder only or Cylinder & Turn
Weather seals to all external swing doors	Yes
Internal Finishes:	
Hume Door Selection	Full Builders Range
Schlage Door Furniture	Orbit or Plymouth
Bradnams Robe System, 2100H with Powder coat Frame and Builder installed Melamine	Lamiwood to Linen or Mirror Panel to bedrooms Standard Frame & Track Colour



Shelving/Pigeon Holes with Chrome Hanging Rail

White Melamine

68mm Skirting & 42mm Architrave

Colonial or Bullnose

Tile Supply

(including all angle and 1x Tiled soap holder per Shower)

Calculated on a plan by plan basis

Please discuss your plan with builder as to where you want tiles.

Carpet Supply and Lay

Calculated on a plan by plan basis

75mm Scotia Cornice

Yes

Gyprock Internal Lining

Yes

Villaboard Wet Area Internal Lining

Yes

Square set External Corners

Yes

Painting – Three Coats to Walls (Sealer & 2x Solver Maxi Wash), Standard Solver Ceiling White to Ceiling.

Yes

(White or close to white will be an Extra Coast)

Feature walls Extra cost of \$100 per wall

Cabinetry Allowance Calculated on a plan by plan basis

Kitchen, Ensuite, Bathroom & Laundry

Venini

Kitchen Appliances

600mm Oven VO6FS



600mm Ceramic Cooktop
GECE6002

600mm Fixed Recirculating
Rangehood

600mm Dishwasher VED6005

Kitchen Sink & Tap

Sink Coral 1 ¾ R/h Bowl
Sink Mixer Projix Pin Lever

Bath Aruba Rectangle 1675mm
White

Shower Mixer Projix Pin Lever

Bath Spout Metro

Stelle above counter Basin
Marbletrend

Basin Mixer Projix Pin Lever
4Star

Bathroom & Ensuite Sanitary Ware

Shower Boston Swivel G/Neck
3Star 370mm.

Mixer Projix Pin Lever

Suite Andorra II White

900mm Towel Rail Dbl Projix

Toilet Roll Holder Projix



900 x 900 Glass Shower
Screens with Standard Frame

900mm wide mirrors with
standard frames

Laundry	Java Drop in Laundry Tub 45 Litres Sink Mixer Projix Pin Lever
Warranty:	
12 Months Maintenance Warranty	Yes
6 Years Structural Warranty	Yes

- Standard Inclusions are a guide and can be changed.
- Unless otherwise requested all houses will be quoted to these inclusions.
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- For Turn Key add the following to our Standard Inclusions:
 - Up to 400M2 of Builders Standard Turf
 - Up to 85 Lineal Meters of CCA Pine Good Neighbour Fencing with 1 x PA Gate
 - 1 x Builders Standard Clothes Line
 - 1 x Builders Standard Letter Box
 - Builders Standard Vertical Blinds
 - 1 x 3.5kw Fujitsu Inverter Type Air Conditioner to Bed 1