



*Constructing your future*

*Standard Inclusions:*



*HMH Welcomes you to Constructing **YOUR** Future with Us!*

## **General**

The works shall be constructed in accordance with the Building Act 1991 (as amended) and the AS 1684 SAA Timber Framing Code

- The builder reserves the right to substitute a product or model of similar quality to that mentioned in the specification
- Working drawings & engineering to be provided by the builder
- Consultation with builders 'interior decorator' for tiles & colour selection included
- In the instance whereby this document is executed prior to the procurement of the soil test, engineering, full working drawings, electrical plan and cabinet makers' 3-D image reference to "as per plan", these documents when available are to be initialled and form part of the Residential Construction Contract
- Six-month warranty maintenance program on category 2 items as per the Queensland Building Services Authority
- Builders clean prior to handover Energy efficiency report to be provided by the builder Surveyor to check boundaries & slab locations at the builders' cost
- Builder coordinates estate covenant approval

## **Footings**

- Concrete pumping for footings and slab allowance included
- Slab as per engineers' detail. Steel trowelled finish to garage floor, F82 or equivalent reinforcing mesh to slab

## **Termite Protection**

- Homeguard Precision Termite Management to penetrations, perimeter & piers

## **Framing**

- Internal/External Frame - T2/H2 treated machine graded pine
- Lintels - as per Plans - engineering approval required
- Trusses - T2/H2 treated machine graded pine
- Soffit Lining - 4.5mm Hardiflex W/ PVC joiner strips
- External Ceiling Lining - 10mm plasterboard Sisalation to all external walls

## **Roof**

- Roofing - Colourbond – Custom Orb as per colour selection
- Roof Pitch - 22.5° or 25°
- Sarking - 55mm bonded wool

## **External Painting**

- External masonry sponge finish & painted as per plans
- 10mm Boral Plasterboard throughout to all walls with metal angles to all internal corners
- Villaboard and water resistant board to wet areas
- Ceilings, 10mm Unispan direct stick to trusses 600 centres
- Plaster Cornice - 90mm cove - including to the inside of cupboards
- Ceiling height 2400mm - square set above panel lift door

## **Windows and Doors**

- Powder coated aluminium windows and glass sliding doors from builders colour range
- Windows & sliding doors clear glass (exception wet areas & WC obscure glazing)
- Head height 2100mm unless otherwise noted in the plans

## **Garage Doors**

- Slimline panel lift 2135mm H x 2400mm W with two remote handsets plus one wall set

## **Door Frames**

- External Door Frames - paint grade
- Internal Door Frames - paint grade pine
- Garage Door Frames - paint grade pre-primed pine

## **Door**

- Front Entrance Door - Hume 2040mm x 820mm
- Internal Doors - Hume pre-hung 2040mm x (420mm - 828mm) 35mm
- Door Stop - Clip extended White DS2 PolyPk w/screws
- Door Seal - Storm proof RP4 915mm Clear Raven
- Passage & Privacy locks - Lockwood

## **Internal Fixing Timbers**

- Architrave - 42 x 12mm FJ pine
- Skirting - 68 x 12mm FJ pine splayed bevel edgeline

## **Screens**

- Security Screens – all opening doors excluding entry door
- Insect Screens to all windows

## **Plumber and Drainer**

- Town Water W/ 20mm Connection Storm water connected to existing street outlets
- Downpipes 90mm round - PVC & painted
- Floor wastes chrome metal 100mm round - bathroom & ensuite floors
- Hose taps – 2 – rough brass finish
- 5000L Rainwater tank (where applicable)
- Dishwasher provision – cold water tap as per plan
- Tempering valve(s) standard RMC
- Supply & install up to three (3) points to storm water for future yard pits

## **Fixtures and Fittings**

- Bath 1675mm white with bath spout
- Kitchen sink stainless steel & flick mixer Laundry 'drop in' tub with flick mixer
- Washing machine cocks under bench
- Vanity basins; bathroom & ensuite with flick mixer taps
- Shower mixer taps with rail shower
- Toilet suites

## **Electrical Installations**

- Lighting & power points – refer to plans
- TV Antenna
- TV outlets – main bedroom & living area
- Smoke detectors - photo-electric in each bedroom and each level, interconnected and wired to 240V mains with battery back-up
- Data points - two (2) supplied & installed

## **Electrical Fixtures**

- Energy efficient LED light fittings throughout (LED light panel to garage)
- Air-Conditioner 1 x 5.2kw inverter split system
- Air-Conditioner 1 x 2.6kw inverter split system
- Exhaust fans Ceiling fans to all bedrooms – three (3)

## **Appliances**

- Ariston 60cm stainless steel multi-function fan forced oven
- Ariston 60cm electric cook top
- Ariston 60cm stainless steel slide-out range hood
- Ariston L65X stainless steel dishwasher

## **Kitchen Cabinets**

- Refer plans - 3D illustration
- Caesar stone bench tops 20mm – mitred or edge selected by owner
- 1050mm refrigeration space

## **Ceramic Tiling**

- Bathroom & Ensuite – floor to ceiling from builders range
- Shower base recessed into slab and tiled Floor wastes – chrome metal
- Laundry – 400mm above laundry tub
- Kitchen – to underside of overhead cupboards
- Entry, hall, kitchen and family room

Please Note - If tiles with rectified edge are selected in addition to extra price of tiles a loading of \$25/m<sup>2</sup> applies to the laying of tile

## **Painting**

- External – two (2) coat system
- Internal – three (3) coat system Ceiling & Cornice – flat acrylic white
- Walls – one (1) colour
- Doors & Trim – one (1) colour
- Skirting – one (1) colour

## **Shower Screens and Mirrors**

- Frameless Mirror - full width of vanity and down to benchtop
- Aluminium semi frameless pivot shower screen – clear laminated glass from standard range, screens to floor no hob

## **Other Items**

- Window furnishings – vertical blinds to all non-frosted opening windows & sliding doors
- Carpet to all bedrooms, robes, lounge selected from standard range @ \$27.50m<sup>2</sup>.
- Clothes line - fold out Paraline (wall or fence mounted)
- Letterbox - from builders selection with house number installed

- handover when cleared funds have been deposited into the nominated account.
- All building material / rubbish to be removed from site by builder



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QBCC Licence Number: 1035866

Heath Retter

0409 7580 660

[Heathmortonhomes.com.au](http://Heathmortonhomes.com.au)

[sales@hmm1.com.au](mailto:sales@hmm1.com.au)