

# Classic

## INCLUSIONS

*Get inclusions other builders call extras*

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|---------------------------|------------------------------|---------------------------|
| ✓ Ducted Air              | ✓ Stone Kitchen Benchtop     | ✓ 1200mm Front Entry Door |
| ✓ Ceiling fan to Alfresco | ✓ Polyurethane Kitchen       | ✓ Termite Treated Frames  |
| ✓ Tiled Alfresco          | ✓ High Ground Floor Ceilings | ✓ Site Costs & Basix      |
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Our Classic inclusions range comes standard with all our homes, handpicked by our team of Interior Designers and partnered with our suppliers for high quality and stylish finishes. On top of our extensive range of selections, you'll get inclusions other builders call extras and you will be personally guided through the process by our Colour team and external experts. We can also customise your inclusions range to truly create your space for you and your family.

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## FRAME

- Treated T2 pine timber frames and trusses, structural grade in accordance with AS1684.
- 300mm high floor joists between levels for double storey homes.

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## ROOF

- Selection of concrete roof tiles from BuildTec Classic range with 22.5 degree roof pitch.

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## FACADE

- Selection of bricks from BuildTec Classic range. One colour with off white mortar joints. Including brick piers to alfresco.
- Smooth Grain lightweight weatherboard cladding in paint grade finish - design specific.
- Moroka finish to 1 nominated feature element of front facade only - design specific.
- 450mm wide eaves to perimeter of your home - Developer and Council requirements.
- Maintenance free quad fascia and gutters in standard Colorbond colour.
- PVC down pipes painted in standard Colorbond colour.

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## GARAGE

- Sectional double/single garage door to front façade, with remote operation and 2 remote controls from BuildTec Classic range.

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## ENERGY EFFICIENCY

- R2.0 insulation to external walls excluding garage.
- R3.0 insulation to residence ceiling excluding garage and alfresco, porch & balcony.
- R1.5 insulation to flooring of first floor above garage for double storey homes.
- Heavy duty foil sarking to underside of roof tiles.
- Allowance of 3000L above ground rainwater tank, including pump and connections - not applicable for recycled water areas or acreage blocks with tank water supply only.
- 3 external taps - 1 rainwater tank, 2 town water.

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## ELECTRICALS

### FRONT PATIO & ALFRESCO

- One (1) LED downlight to front patio.
- Four (4) LED downlights to alfresco.
- One (1) ceiling fan to alfresco.

### GARAGE

- One (1) 1200mm double fluorescent light fitting.
- One (1) double power point to garage.
- One (1) single power point for NBN.
- One (1) single power point for garage door.

### BEDROOMS

- One (1) oyster shade light fitting per bedroom
- One (1) oyster shade light fitting per walk in robe - design specific.
- Two (2) double power points in white per bedroom.

### LIVING ROOMS & UTILITIES

- Twenty (20) LED downlight allowance total to living room, dining, lounge, study, theatre and utility area.
- One (1) bayonet light fitting per walk in linen - design specific.
- Two (2) double power points in white per living room, lounge, study, theatre - excluding dining room.
- Two (2) TV points to allocated areas .
- Two (2) telephone points to allocated areas.
- One (1) bunker light fitting to outside laundry.
- Two (2) LED external up/down lights to front façade.
- Earth leakage electrical safety switch in three phase meter box to each circuit.
- Hills security alarm system with 1 keypad & 4 sensors.

### KITCHEN

- Three (3) batten holders above island bench.
- Three (3) LED downlights to kitchen.

- One (1) oyster shade light fitting to walk in pantry - design specific.
- Two (2) double power points in white to kitchen splashback.
- One (1) single power point in white to each dishwasher, microwave and rangehood.
- One (1) single power point in white on separate electrical circuit for refrigerator.
- Hard wired electrical connection on separate electrical circuit for oven.
- Smoke detector/s hard wired with battery backup to BCA requirements.

### BATHROOM

- One (1) 3 in 1 exhaust fan, light, heater to main bathroom and main bed ensuite only.
- One (1) bayonet light fitting to additional bathrooms, PD room & WC - design specific.
- One (1) double power point in white above each vanity.

### LAUNDRY

- One (1) oyster shade light fitting.
- One (1) double power point fitting in white for washing machine & dryer.

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## HEATING

- Reverse cycle ducted air conditioning with 2 zones to builders specified layout. Zone 1 - Ducting to all living areas. Zone 2 - Ducting to all bedrooms (size of unit varies to suit house size).
- Gas connection where readily available.
- One (1) gas point to nominated internal area.
- One (1) cook top gas point.
- One (1) hotwater system gas point.
- One (1) gas point to alfresco.
- 26 litre instantaneous gas hot water system.

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## WINDOWS

- Powder coated aluminium frame windows in standard range colour with nylon mesh fly screens in matching colour - windows and sliding doors to be keyed alike.

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## DOORS

- Hinged front entry door 1200mm x 2040mm high, clear glass inserts with clear or painted finish from BuildTec Classic range -design specific.
- Flush panel solid core external hinged door to garage & laundry in paint grade finish from BuildTec Classic range - design specific.
- 2040mm flush panel internal hinged doors from BuildTec Classic range.
- 820mm x 2040mm high timber frame door with clear glass to balcony in paint grade finish - design specific.
- Powder coated aluminium frame single sliding door in standard range colour to alfresco, with nylon mesh sliding flyscreen in matching colour.

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## DOOR FURNITURE

- Gainsborough Trilock leverset to front entry door - Gainsborough entrance set to all other external hinged doors - all keyed alike.
- Standard range Gainsborough passage lever sets to all internal hinged doors.
- Finger pulls to CSD and matching dummy levers to linen and robe doors.
- Privacy locks to bathrooms and toilet doors.

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## CEILINGS, CORNICES, SKIRTINGS & ARCHITRAVES

- 2750mm high ceilings to ground floors & 2450mm high ceilings to first floors.
- 67mm half splay skirting and architraves in Taubmans gloss enamel paint system - one colour.
- Plasterboard linings to all internal areas, 90mm cove cornice throughout all living areas, bedrooms and garage.

## PAINT

- Taubmans 2 coat paint system to external eaves, porch ceilings and cladding.
- Taubmans 3 coat paint system in one colour throughout to all internal walls.

## FLOOR COVERINGS

- Ceramic tiles throughout all ground floor entry, meals, kitchen and open living areas from BuildTec Classic range.
- Ceramic tiles to front porch, alfresco and balcony from BuildTec Classic range - design specific.
- Ceramic tiles to all wet areas from BuildTec Classic range as per builder's standard inclusions: 2100mm high in showers, 1200mm to remainder - 1 tile high skirting to WC's, PD rooms & laundry.
- Carpet to all bedrooms, study, lounge, home theatre and first floor living areas from BuildTec Classic range - one colour only, includes standard range underlay.

## KITCHEN

- 20mm stone benchtops with pencil round edges from BuildTec Classic range - Quantum Quartz or Smart Stone.
- Polyurethane doors including one bank of 450mm wide cutlery drawers and one microwave provision in standard range colour - one colour only.
- 605mm wide standard range Blanco dishwasher.
- Standard range double bowl undermount sink with standard range mixer tap.
- Toughened glass splashback to underside of rangehood from BuildTec Classic range.
- 900mm wide standard range Blanco freestanding stove - electric oven and gas cooktop.
- 900mm wide standard range Blanco canopy rangehood (ducted externally) including bulkhead.
- Four (4) white melamine shelves equally spaced to walk-in pantry - design specific.

## BATHROOM, ENSUITE & TOILET

- Villaboard lining to internal walls of bathrooms.
- Waterproofing to all wet areas - including balconies, design specific.
- Chrome floor waste to wet areas.
- Polytec melamine vanities with 20mm tightform laminate benchtops to all bathrooms from BuildTec Classic range - one colour to all vanities, sizes design specific.
- Vanity basins, toilets and bath tubs where required from BuildTec Classic range.
- Tapware and fixed shower heads to all bathrooms where required from the BuildTec Classic range.
- Polished edge mirror - one per vanity where required.
- Fully framed silver shower screens where required.
- Bathroom accessories, towel rails, hand towel rings and toilet roll holders from BuildTec Classic range.
- 400mm high x 600mm wide tiled shower niche in main bathroom and master ensuite only.

## LAUNDRY

- Stainless steel laundry tub cabinet and mixer tap with washing machine taps from BuildTec Classic range.

## ROBES & LINEN

- One (1) white melamine shelf with hanging rail under to each robe/cloak room - design specific.
- One (1) white melamine shelf to broom / storage cupboards - design specific.
- Four (4) white melamine shelves equally spaced to linen - design specific.

## STAIRS

- Staircase with MDF treads and risers with stainless steel balusters from BuildTec Classic range - design specific.

## ALFRESCO, PATIO & BALCONY

- Wet area plasterboard sheeting to alfresco ceilings with 90mm cornice.
- Fibre cement sheeting to all patio ceilings and eave areas including 30mmx18mm DAR primed trimming.
- Standard Range powder-coated balustrade to external balcony - design specific

## SITE WORKS, FOOTINGS & CONNECTIONS

- Site inspection for contour survey, bore hole report, pegout survey and identification survey.
- Complete preliminary and Council DA/CDC drawings.
- BASIX Certification to State Government requirements and assessment fees.
- Standard landscape plan - if required.
- HIA Contract & Developer Approvals - if required.
- Council DA lodgements and Construction Certificate including application fees.
- Standard Sydney Water Board fees.
- Structural Engineer fees and Certificates for concrete slab and steel beams.
- All service connections within property boundary up to 8m from the home including storm water, water, gas connections, excludes battle-axe & private handle access lots - subject to quote.
- Three phase power connection, meter box and Telstra underground provision to be within 8 metres of the home - up to 15 metres of underground mains cable & conduit.
- Standard excavation for building platform with a standard balanced 500mm cut and fill unless otherwise shown in spoil removal.
- Standard waffle pod concrete M Class slab including alfresco and front porch - design specific and subject to bore hole report.
- Termite protection to the perimeter of the slab and approved collars to the internal pipes.
- Concrete piling to an allowance of 50 lineal meters in total.
- Concrete pump.
- Temporary construction fence up to 40 lineal metres.
- All weather access - as required by Council and sediment control barrier.
- Trade waste compound- as required by Council.
- Onsite builders toilet.
- External scaffolding and roof rail protection systems. - Durability classification exterior SL3/R2.
- Wind classification N2 medium.
- Site cleaned, internal and external house clean.
- 6 years structural guarantee & 13 week maintenance period.

## CREATE YOUR SPACE

WITH BUILDTEC HOMES

*Classic* INCLUSIONS