

Jason Wescott Builder

Flynn 29 Quality Inclusions

DOCUMENTATION

- Construction plans, bushfire assessment, energy report
- Building permit and insurances
- 5 hours of colour consultation

SITE PREPARATION & SERVICES

- \$5000 worth of excavation to prepare site for construction (dependant on site)
- Water tapping (dry tap connection to same side of street)
- Single phase underground power (up to 10m)
- Gas connection (up to 20m)
- Stormwater (up to 100m) and sewer connection (up to 12m)

EXTERNAL

- 'M' class concrete waffle slab
- 100mm thick concrete paving to roofed outdoor areas
- Chemical termite treatment to trusses & frame
- \$1,500 per 1,000 bricks 76mm face brickwork, brickwork included above all external openings
- Rendered brick to façade as per plans
- Steel Durugal posts
- Colorbond roof with sarking, Colorbond fascia and gutter, 80mm PVC downpipes
- R2.5 Batt wall insulation, R5.0 Batt ceiling insulation (to liveable areas)
- Aluminium double glazed windows and sliding doors with aluminium flyscreens and flydoors
- Aluminium double glazed 2040mm high x 1200mm wide Front Entry pivot door, no flydoor
- Remainder of external hinged doors to be aluminium, no flydoors
- Fixed Velux skylights to Kitchen
- Gainsborough Tri-Lock Omni Accent Allure stainless steel 450mm pull handle to Front Entry Door
- Gainsborough 840 Governor Entrance Set handle stainless steel to rear Garage door
- Colorbond Panel lift (2400mm high x 4800mm wide) Garage door in standard styles with remotes
- 10mm Unispan plasterboard to outdoor covered areas
- Painting to all external timber finishes
- 3x garden taps fixed to house

INTERNAL

- Ceiling height 2700mm, 10mm thick plasterboard, 75mm cove cornice
- Corinthian 2040mm high Premium Skin Readicote doors
- 2400mm high plaster panelled robe sliding doors with shelving units and hanging space
- Gainsborough rectangular flush pull handles to sliding cavity doors
- Gainsborough Contractor 100 Series, Lianna Lever door handles to hinged doors
- Gainsborough G2 Series Round Smooth Single Cylinder lock to internal Garage/House Access door
- 90mm MDF skirtings and 68mm MDF architraves
- Joinery allowance of \$30,000 for Kitchen, Laundry and vanities
- 900mm high mirrors with polished edge to width of vanities

ELECTRICAL

- 90mm fixed LED downlights to Master Bedroom, Kitchen, Living areas & Hallways
- Batten holders to other bedrooms, Laundries and Storage areas
- Hardwired smoke detectors with battery back-up outside bedrooms
- External twin spotlight to Laundry door
- 2x Baron LED 1200mm Batten lights to Garage
- Single & Double Power Points, 1x double waterproof power point to Outdoor Living area
- Reverse cycle ducted heating and cooling
- TV Aerial with TV point to each Living area
- Solace Heat light and fan to Bathroom and Ensuite
- Exhaust fan to Bathroom, Ensuite and Toilet
- 1x Phone Point
- 2x Data points, Cat 6, up to 20m
- 1x Door bell

PLUMBING FITTINGS & ACCESSORIES

- Posh Solus Mk3 1¾ stainless steel Kitchen sink with Arlo Sidelever Gooseneck Chrome Mixer
- Hugo Ext Single Bowl stainless steel Pantry sink with Drift Mk2 Chrome Sink Mixer
- Base Inset 42 litre Laundry trough with Arlo Sidelever Gooseneck Mixer
- Posh Solus square ceramic basins with Arlo Basin Mixer
- Lexi square shower rose and Phoenix Rush shower arm with Arlo Shower Mixer
- 1500mm Base Solus Freestanding Bath with Arlo Wall Bath Mixer and Outlet Set
- 300 x 900mm Niche to Ensuite shower
- 300 x 600mm Niche to Bathroom shower
- Radian Double Towel Rail Round 800mm
- Radian Robe Hook Round in Powder
- Posh Solus Toilet Suite with Radian Toilet Roll Holder Round Chrome
- 2000mm high pivot out shower screens with clear laminated glass
- Thermann Gas Solar hot water service
- Cold water point to fridge
- Stainless steel floor grates to showers
- Stainless steel Technika 600mm appliances including: Gas Cooktop H640STXFPRO 4 Burner, Built In Oven TO605TX, Slideout Rangehood SL10160I-4, Dishwasher TDX7SS-6

FLOOR COVERINGS

Vinyl Flooring:

- \$68 per m2 allowance for supply and installation of vinyl flooring to Living Areas as per plans.

Carpet:

- \$50 per m2 allowance for supply and installation of carpet to Bedrooms and some Living Areas as per plans.

Tiles:

- \$55 per m2 allowance for supply of porcelain wall tiles to: 2000mm high shower, 1000mm bath splashback, 200mm vanity splashbacks, 650mm high Kitchen and Laundry splashback
- \$66 per m2 allowance for supply of porcelain floor tiles to wet areas with 100mm tiled skirting
- Insitu tiled shower bases

Please note soil test and engineering plans are not included. Inclusions are subject to change without notice, due to products availability. Jason Wescott Builder reserves the right to change these inclusions as required.