

Jason Wescott Builder

Cabernet 36 Standard Inclusions

DOCUMENTATION

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

SITE PREPARATION & SERVICES

- \$3,000 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
- \$2,500 per 1,000 red recycled bricks 76mm face brickwork to front facade, brickwork included above all external openings
- \$1,500 per 1,000 bricks 76mm face brickwork to remainder of dwelling, brickwork included above all external openings
- Wall cladding 1: Dominion Monument (vertical)
- Wall cladding 2: Spotted Gum (vertical)
- 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 Pivot Door 2340mm high x 1350mm wide with clear glazing and aluminium frame to Front Entry Door
- Corinthian 2040mm high x 820mm wide Solid Duracote door to rear Garage
- Corinthian 2040mm high x 820mm wide Solid Duracote with half glass panel door to Laundry
- Durocote aluminium of external hinged doors to be aluminium, no flydoor
- Double glazed aluminium windows and sliding doors with aluminium flyscreens and flydoors
- Gainsborough 600mm Pull Handle, Matt Black, to Front Entry Door
- Gainsborough 840 Governor Entrance Set handle to rear Garage door
- Colorbond Panel lift (2400mm high) Garage door in standard styles with motor and remotes
- 10mm Unispan plasterboard to outdoor covered areas (excluding Verandahs)
- Painting to all external cladding
- 3x garden taps fixed to house

INTERNAL

- Ceiling height 3800mm in Entry and Study, and Ceiling height 2700mm to remainder
- 10mm thick plasterboard
- Square set cornice to Entry, Study, Living, Dining, Kitchen, Passage, Master Bedroom, Ensuite, Bathroom and Powder Room
- Cove cornice 75mm to remainder
- Corinthian 2340mm 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, Matt Black, Angular Lever on square rose door handles to hinged doors
- Gainsborough G2 Series Round Smooth Single Cylinder lock to internal Garage/House Access door
- 92mm x 18mm MDF splayed skirtings
- 67mm x 18mm MDF splayed architraves
- Joinery allowance of \$30,000 for Kitchen, Laundry and vanities
- 900mm high mirrors with polished edge to width of vanities in Ensuite, Bathroom and Powder Room

ELECTRICAL

- 90mm fixed LED downlights to Portico, Entry, Study, Master Bedroom, Ensuite, WIR, Bathroom, Living, Dining, Kitchen, Rumpus, Pantry, Passage and Alfresco
- Batten holders to other bedrooms, Laundries and Storage areas
- Hardwired smoke detectors with battery back-up outside bedrooms
- External twin spotlight to Laundry door and Alfresco
- 2x Baron LED 1200mm Batten lights to Garage
- Single & Double Power Points, 1x double waterproof power point to Alfresco
- Reverse cycle ducted cooling and heating
- TV Aerial with TV point to Master Bedroom, Living and Rumpus
- 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 1¾ stainless steel Kitchen sink with Arlo Sidelever Gooseneck Mixer Tap, Chrome
- Base Inset 42 litre Laundry trough with Arlo Sidelever Gooseneck Mixer Tap, Chrome
- Posh Solus semi inset basins with Arlo Basin Mixer Taps, Chrome
- Lexi Square Shower Rose and Phoenix Rush Shower Arm with Arlo Shower Mixer Tap
- 1750mm Base Kado Lux Oval Freestanding Bath with Arlo Wall Bath Mixer and Outlet Set
- Niche 300x600 to showers
- Radii Double Towel Rail Round Chrome 800mm
- Posh Solus Toilet Suite with Radii Toilet Roll Holder Round Chrome
- Radii Robe Hook Round Plate Chrome to Powder Room
- 2000mm high pivot out shower screens with clear laminated glass
- Thermann Gas Solar hot water service
- Cold water point to fridge
- Stainless steel tile insert floor waste to showers
- Stainless steel Technika appliances including: Gas Cooktop H640STXFPRO-3 4 Burner (600mm), Built In Oven TO605TX (600mm), Slideout Rangehood SL10160I-4 (600mm), Dishwasher TDX7SS-6 (600mm)

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 & installation of carpet to Bedrooms and some Living Areas, per plans.

Tiles:

- \$55 per m2 allowance for supply of porcelain wall tiles to: 2000mm high in shower, bath hob, 600mm high bath splashback, 200mm high vanity splashback, 650mm high kitchen splashback, 400mm high 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.