

# Jason Wescott Builder

## Yagan 28 Quality Inclusions

### DOCUMENTATION

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

### SITE PREPARATION & SERVICES

- \$8000 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)
- Fixed Velux Skylight 780mm x 1180mm in Meals & Living
- Aluminium double glazed windows and sliding doors with aluminium flyscreens and flydoors
- Aluminium double glazed 2400mm high x 1200mm wide Front Entry door, no flydoor
- Remainder of external hinged doors to be aluminium, no flydoors
- Colorbond Panel lift (2400mm high x 4800mm wide) Garage door in standard styles with remotes
- Colorbond Roller door (2400mm high x 1200mm wide) Rear Garage door
- 10mm Unispan plasterboard to outdoor covered areas
- Painting to all external timber finishes
- 3x garden taps fixed to house
- 2000 litre poly tank with Grunfos JPRain 2-PM pump

## **INTERNAL**

- Ceiling height 2700mm, 10mm thick plasterboard, 75mm cove cornice
- 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, Angular 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 \$50,000 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, Laundry and Storage areas
- Hardwired smoke detectors with battery back-up outside bedrooms
- 70mm fixed waterproof LED downlights to facade
- 4x External batten holders
- 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
- 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
- Posh Solus Mk3 1¾ stainless steel Pantry sink with Arlo Sidelever Gooseneck Chrome 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 600mm Niche to Ensuite shower
- 300 x 600mm Niche to Bathroom shower
- Ralii Double Towel Rail Round 800mm in Bathroom & Ensuite
- Ralii Robe Hook Round in Bathroom & Ensuite
- Ralii Guest Towel Holder in Powder
- Posh Solus Toilet Suite with Ralii 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 tile insert floor waste to showers
- Stainless steel Technika 900mm appliances including: Induction Cooktop TGC9IND-5, Built In Oven T948SS-5, Slideout Rangehood SL10190ISS-4
- Stainless Steel Technika 600mm Freestanding Dishwasher TDX7SS-6

## **FLOOR COVERINGS & TILING**

### ***Vinyl Flooring:***

- \$100 per m2 allowance for supply and installation of vinyl timber planks to Kitchen, Entry, Meals & Living areas as per plans.

### ***Carpet:***

- \$60 per m2 allowance for supply and installation of carpet to Bedrooms & Study as per plans.

### ***Tiles:***

- \$77 per m2 allowance for supply of porcelain wall tiles to: 2000mm high shower, 1200mm bath splashback, 200mm vanity splashbacks, 600mm high Kitchen, Pantry and Laundry splashbacks
- \$77 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.*