

# SHB

SAM HORN BUILDING

Crows Ash  
Standard Inclusions



# Standard Inclusions

## Site Costs

- Site cut to suit 500mm of fall across the block
- Standard 3 phase electrical underground connection

## Energy Efficiency

- 2.5 wall Batts to all external walls
- R3.5 ceiling batts – including garage
- Sarking wall wrap to all external walls
- Weather seals to all external doors

## Structural

- Treated timber frame to a ceiling height of 2700mm.
- Treated timber trusses.
- Compressed sheeting to all upstairs wet areas

## External

- Colorbond roofing (as per architectural plans)
- Colorbond metal fascias and gutters
- Painted PVC downpipes
- High quality aluminium windows and sliding glass doors by Great Lakes Windows
- Aluminium jambs on all external doors
- Front and rear garden tap
- Tiled or decked alfresco & patios
- Coloured driveway up to 60m<sup>2</sup>
- Custom made garage door with remote and two operators

## Internal

- 70mm architrave and 90mm skirting
- Optional electric or gas fireplace
- Square set to ceilings
- Dulux three coat paint system to walls
- Two coats ceiling flat to ceilings
- Semi-gloss paint to all woodwork.
- Electrical & Gas
- LED downlights to all areas
- 2 TV points
- Exhaust fans to powder rooms, bathroom and ensuite
- Gas Connection if required
- Standard hot and cold-water connection to kitchen, Includes fridge water connection, laundry, powder room, bathroom and Ensuite

## Flooring

- Allowance for hardwoods flooring to main areas.
- Carpet allowance to all bedrooms
- Flush transitions to flooring throughout

## Kitchen

- 20mm Stone bench allowance
- Polytec laminate cupboards
- Melamine carcasses
- Melamine shelving to pantry
- Double bowl under mounted sink
- Reece tapware

## Bathrooms & Ensuite

- Reece tapware in fixtures
- Frameless shower screens

## Laundry

- 20mm Stone bench
- Polytec laminate cabinets
- 45 Litre Drop in laundry tub
- Reece tapware

## Landscaping

- Landscaping allowance

## Termite Protection

- Termite barrier by advanced pest control

## General

- Fixed price contract
- Twelve-month maintenance
- Full time site supervisor
- Complementary interior design consultation

\* All inclusions are subject to change and updates pre-contract signage