

Van Dieman Homes Pty Ltd

Standard Inclusions

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General

Insure building until Habitable certificate issued

Soil Testing done

Plans drawn up in conjunction with client after sighting block

Engineer to design slab

Building surveyor and engineer to inspect during construction

Council permits obtained

Structural

Reinforced concrete slab or timber piered on level site with M classification or better

Timber frames as per Australian building code

Rendered Poly Styrene/Bricks from Settler range or cladding of choice depending on plan

Colour bond roof, fascia and quad gutters – Standard Colours

Sisalation under roof sheet

R4.0 insulation in roof excluding garage

Sisalation to external walls

Insulation to walls to be R rated total of 2.2

Underground double phase power – 10 metres

Sewerage drains to 15metres

Water connections to 10 metres

Round 90mm PVC downpipes

Gyprock wall and ceiling linings and standard 15mm cove cornice

2400 high ceilings

MDF door jambs and stops

MDF bevelled architraves and skirting

External

Garage with manual colour bond roller door - Standard Colours if shown on plan

Powder coated aluminium windows – Standard Colours

Powder coated flyscreens to windows and sliding doors

Front Entry door – XN5

½ Glass Exterior rear door

Romak lever entrance sets to front & rear doors

Verandah roofed and lined where applicable

Stormwater drain to 15 metres

External garden taps x 2

Electrical

Earth leakage circuit breakers to Meter Box

2 Double Power Points per bedrooms & living areas, 1 to service rooms & 1 for fridge & microwave

Hard wired smoke alarms as required

2 External Bunker lights

5 Kitchen shrouded downlights

30cm Oyster Light fittings for living areas

Bayonet light fitting to laundry & Toilets

Heat Pump - Provisional cost of \$2850

TV point to lounge room

Light points determined by plan

Fluo lights to garage

4 lamp Tastic units to bathrooms

Bathrooms

900mm Gloss vanity unit

.Polymarble base and pivot aluminium shower screens with clear laminate glass

Double towel rails

Toilet roll holders

Van Dieman Homes reserve the right to alter list of inclusions without prior notification

Misty flick mixers for shower, bath and vanity units

Stylus Allegro Dual flush toilet suite

MBI 1675 Acrylic bath

600 x900 fixed mirror

Wet areas Waterproofed as per Australian building code standard

Landry

45lt Laundry trough with cabinet

Misty flick mixer

Irwell Washing machine taps

Floor coverings

Floor tiles to wet areas including 100mm high skirting tile from builders range

Floor tiles to kitchen area from builders range

1 Wall tile 200 high to splashbacks over laundry trough & vanities from builders range

2 Wall tiles high (400) to splashbacks over bath and kitchen from builders range

Carpet to non wet areas from builders range

Painting

1 coat of sealer

2 coats of finish paint

Feature walls and different colours extra

Hot Water

160ltr electric hot water system for single bathrooms and 250 ltr for homes with 2 bathrooms

Internal

Internal Redicote passage doors

Redicote wardrobe doors

Wardrobes to all bedrooms with 4 melamine shelves and one hanging rod

1 linen cupboard with 4 melamine shelves

Romak Lever passage sets

Romak Lever privacy sets to bathrooms and toilets

Kitchen

Kitchen cupboards, pantry, cutlery drawer and 60cm bench tops. Provisional Costs starting at \$5000 depending on value of house and design.

Stainless steel 1 1/2 bowl sink

Milan ceramic 60cm cooktop

Milan 60cm underbench oven

Milan 60cm slide out range hood

Misty Flick mixer

Van Dieman Homes offer this standard inclusion list as a starting point for costing. Clients are able to choice outside this range but this may incur additional charges. Van Dieman Homes are extremely flexible with choices and will work with you to obtain the desired look for your new home and the best price.