

Standard Inclusions

Every home we build has standard inclusions, which are included in our price. You can change any of these standard inclusions, or alternatively, you are welcome to supply your own.

Items shown in *italic* are specific items that many builders do not include as standard inclusions. In order to determine a correct comparison, you may wish to include these items when obtaining quotes from other builders.

Our goal is to build a quality home which you as the owner and we as the builder are proud of, at a price that is competitive with any similar quality home. Should you have any queries or concerns regarding the standard inclusions, please contact us.

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General Inclusions

- All Standard Council Fees (Building Certification, Plumbing and Drainage and Inspections), Government Levies, Building Services Authority Insurance, Portable Long Service Leave Levy and Workplace Health and Safety
- All plan preparation & contour survey plans (if applicable)
- Full brick base on concrete footing
- Up to N2 Wind loading as per Building Code of Australia
- Energy Efficiency Report
- 6.5 years Structural Guarantee with QBSA
- 6 months maintenance period
- 3 hours allocated with Colour Consultant

Site Works

- Cut & fill up to 2 metres fall over site
- *Provision of all Weather Access & Silt Control*
- *(Site clean during construction to remove building debris)*
- *Full site clean upon completion*
- Concrete pumping to footing and slab (vibrated concrete)
- Builder to supply Soil Report and Beam Layout
- Includes full perimeter footing to all external walls with F72 mesh in slab
- All services up to 10 metres from front boundary setback (underground single phase electrical, telephone and water)

Pest Control

- Termimesh to all penetrations and to full perimeter of house

Note: Please ask sales staff for Termite Management Plan before deciding on termite treatment

Brick Work

- *Choice of three manufacturers (wide variety of colours)*
- *PGH, Boral or Austral Bricks with off white or natural mortar in raked or flush finish*

Construction - External Wall Framing

- *H3 termite treated bottom plate to exterior of dwelling*
- Tie down to external bottom plates, 12mm bolts
- Seasoned pine frame – MGP12 external and MGP10 internal
- *(Studs at 450 centres)*
- *Full height sisalation on all external walls*

Drainage

- Drainage as per Local Authorities Approved Plan on blocks up to 800m²
- Stormwater to stormwater drain

Construction - Internal

- Internal walls 10mm Gyprock
- Wet area walls 6mm Villaboard
- Garage walls 10mm Gyprock water resistant to 1.2 metres high
- *Ceilings 13mm Gyprock*
- Cornice 90mm Gyprock
- Overhead cupboards 90mm Gyprock corniced

Roofing, Fascia and Gutter

- Roof trusses – 600mm centres – designed to W33 (N2) wind classification
- Hip roof
- Monier roof tiles – Elabana Profile (wide variety of colours)
- Insulation batts to ceiling - R2.5 rating
- Sisalation to whole roof
- Colorbond Trimline fascia and gutter (wide variety of colours)

Windows

- Powder coated aluminium sliding windows and doors (wide variety of colours)
- Obscure glass to toilets and bathrooms
- Centre opening to windows from 2.1 metres wide

Important Note: *If selecting black window frames, please be aware that black window frames accentuate minor imperfections normally found in the manufactured product. Whilst all due care is taken through all stages of construction, the client is to acknowledge that visible minor scratching of the frames is inevitable and that such defects are not the liability of the builder, his subcontractors, or suppliers.*

Garage Doors

- 4.8 metres x 2.1 metres Colorbond Panelift door with 2 remote handsets (wide variety of colours)

Electrical

- Power connection: to 10 metres underground (single phase)
- Single power points: 1 per room
- Double power points: 10
- Light points: 1 per room + 10
- Smoke detectors: 2
- TV points: 2 - Coaxial cable to roof
- Exhaust fans: Bathroom and ensuite
- Phone points: 3 (1 Telstra, 2 Electrician) - connection by Owner

Note: Builder responsible for conduit and draw wire only in wall.

Appliances

- Oven: Westinghouse POP667 - white/stainless steel
- Cook top: Westinghouse PHP284 ceramic 4 burner - black
- Rangehood: Westinghouse WRH608 slideout - white/stainless steel

Tiling

- Tiling to shower floors & shower walls only - 1.8 metres high
- Wet areas and kitchen splashback to the value of \$27.50 per metre (Trade Price)

Plumbing Supplies

- Kitchen sink: Gallery Brisbane Double bowl - stainless steel
- Laundry tub: Stainless steel 45L drop in
- Kitchen and laundry taps: Gallery Daydream flickmixers
- Basins: Gallery Vincent vitreous china - white
- Tapware: Gallery Daydream flickmixers
- Showers: Calypso handheld shower
- Toilet: Novelli Cara with China cistern link suite - white
- Bath: Novatec Resort 1675mm - white
- Gas hot water system: Rennai V1500 continuous flow
- Rain water tank: 5000L Slimline metal –with pump and auto switch in device connected to mains, 2 toilets, laundry and 1 hose tap

Important Notes: Fiteni Homes takes no responsibility for tapware supplied or chosen by owners that does not comply with the Council Regulations and flickmixers are to be soft closing.

Kitchen, Laundry and Vanities

- Custom built kitchen, laundry and bathroom vanities with laminated doors, PVC edges and 180° rolled edge laminated bench tops
- 1 pot drawer under wall oven
- Provision for microwave, dishwasher and refrigerator
- Overhead cupboards to ceiling including above refrigerator
- Laminated wall oven unit with cupboards above
- Laundry – 2 doors under tub, open under bench

Entry Doors and Furniture

- Front Doors: Humes – painted
 - Vauclose – XV1, XV2, XV4, XV5, XV8, XV9, XV10, XV14, XV20
 - Camden – XC1, XC2
- Furniture: Gainsborough 8901 Tri lock Series: bright or satin chrome
 - 8901 PRE, 8901 CIR, 8901 ANG

Internal Doors and Furniture

- Doors: Humes - moulded panel doors - painted
 - Chateau, Pacific, Oakfield, Vienna, Denmark, Caprice, Hayman, Ascot
- Furniture: Gainsborough 700 Series Levers: bright or satin chrome
 - Venice, Elena, Sofia, Alyssia, Sarina, Marijah
- Wardrobes: – Vinyl sliders (wide variety of colours)
- Linen doors: - Vinyl sliders (wide variety of colours) - if applicable
- Skirtings: - 68mm pine – Splayed profile
- Architrave: - 48mm pine – Splayed profile

Painting

- Ceilings: - One colour throughout – Acrylic
- Walls and skirting: - One colour throughout - Acrylic (*3 Coats*)
- Doors and architraves: - One colour throughout - Gloss - (*3 Coats*)
- Eaves: - One colour throughout - Acrylic

Shower Screens and Mirrors

- Clear laminated glass to shower with pivot door 1.8 metres high (wide variety of colours)
- Mirrors over vanities full length – 900mm high with 1 tile splashback – frameless or framed to match shower screen

These standard inclusions will be used wherever possible, however from time to time certain items may become unavailable or be discontinued in which case Fiteni Homes reserves the right to replace that item with an item of a similar quality.