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# Shane Smith Builder Standard Inclusions List.

## General

- Costs are based on Mareeba township area & connection to town sewer system.
- Custom built homes, plans & engineering supplied by client/owner.
- Location of all survey pegs on boundaries to be in place and site access is the responsibility of the owner.
- 6 months minor defect service included.
- Council building fees, Engineers certificate and Plans included.
- Concrete house slab & footings are based on a Class “M” site.
- Termite treatment Home guard collars to penetrations, all certified.
- Storm water to kerb (if applicable).
- Council water meter is owner’s responsibility.
- Unless specified, excess soil removal from site works & sewer connection is the responsibility of the owner.
- Owner to apply & pay for Electrical mains power supply connection requirements.
- Maximum of 15mtrs underground single phase mains power connection point.
- Standard house set back is 6mtrs from front boundary.
- Sewer connection to a maximum of 35mtrs & 12mtrs for water connection.
- Internal clean by builder, builders clean only.
- Builders rubbish is removed on completion of house build.
- 200mm concrete masonry block walls (2600 high) rendered smooth finish.
- Timber pine trusses with 600mm overhangs on the rake.
- Your choice of internal & external paint colours.(1 colour to ceilings,1 colour to walls).
- Aluminum sliding windows & door frames with flyscreens to all opening windows & sliding glass doors.(standard colour range)
- Your selection of painted entry door from our builders range.
- Deadlock to entry door.
- One key system for all external hinged doors.

- Grey glass to all glazing.
- Your choice of colour from the colourbond standard range for roof, fascia & gutter.
- 60mm Anticon roof insulation to entire roof area.
- Up to 22.5 degree roof pitch
- Colourbond garage panel lift door (standard colour) remotely operated.
- Fibre cement sheeting to external eaves & verandah ceilings.
- External verandahs & entry patio floors are ceramic tiled floors.
- 2 external wall mounted taps (1 to front & 1 to back).
- Electric hot water system 250 litre.
- 70x35 LOSP treated pine timber wall framing 2600 high.
- 10mm plasterboard to walls & ceilings.
- Four sided plastered window reveals.
- 90mm coved cornice.
- Hume Oakfield painted type internal doors.
- All door hardware from our builders range.
- Imagine Natural 3.0mm vinyl planking to all living area floors.(standard range)
- Your choice of ceramic tiles (\$33m<sup>2</sup>) to bathroom & en-suite walls and floors, tiles to shower standing area only to 2.0mtr high with skirting tiles to remainder.
- Tiled laundry & kitchen splashbacks to 600mm high & 300mm above vanity units.
- 2 TV points (standard Aerial included)
- Ceiling fans to all bedrooms & living rooms.
- Double power points throughout.
- All robes & linen cupboards have 2400 high vinyl coated sliding doors, with standard white melamine shelving & hanging space.
- 3 coat paint system to walls & ceiling.
- Painted pine skirting 66x11 & 42x11 architraves (all bullnose)
- Hardwired smoke alarms with battery backup.
- All internal plumbing to comply with council regulations & standards.
- Wide choice of laminated joinery finishes from builders standard range.
- 600mm deep cupboards, cabinetry as per design plans. (Pot draws, pull out pantry shelves and soft closing draws are an additional cost).
- Laminated roll top kitchen bench tops.
- Cutlery tray to kitchen
- PC amount on electric underbench oven and cooktop (for freedom of choice)
- Insert kitchen sink Radiant 13/4 bowl with single drainer.
- Tapware from our builders range.
- Dishwasher provision in cabinetry (power & water point included).
- Laminated vanity units to bathrooms & en-suites (where applicable).
- Dual flush vitreous china toilet suites (where applicable).

- Tapware & shower heads from our standard range.
- Bathroom & en-suite fittings from our standard range.
- Mirrors over vanity units (where applicable).
- Exhaust fans to bathrooms & en-suites (where applicable).
- Laminated laundry cabinet (where applicable).
- 45 litre insert laundry tub (where applicable).

***The following are not included:***

- *Any electrical property pole.*
- *Any building pad requirements, cut & fill sites or any compaction tests.*
- *Any sloping or unsatisfactory house sites.*
- *Any Landscaping, fencing or retaining walls.*
- *Solar skylights or solar roof panels*
- *Any driveways or pathways*
- *Any air conditioning units.*
- *Clothes line*
- *Phone line in by Telstra*
- *Council Water meters*
- *Any water tanks or pumps for house.*
- *No allowance for rock in footings or service trenches.*
- *Any pattern tile frieze, border tiles or angle lays of tiles*

***Includes any special feature tiles, porcelain or extra large tiles, these will incur extra laying charges.***