

# Standard Inclusions

At Berstan Homes we know that it can be very difficult figuring out what's included in your new home and what isn't.

To make your life easier we've put together a comprehensive list for you to refer to, it is always best to compare apples with apples.

## Foundations

- Soil classification M.
- Concrete slab of waffle construction.

## Structural

- Pine trusses & frame.
- 7 year structural guarantee.

## Brickwork to be Austral

- Access cream, Urban- nougat, Macadamia, Latte,
- Homestead, Redgum and Red.
- Brick joints to be rolled.
- Brick sills allowed.

## Termite protection

- Part A&B by an accredited installer.

## Roofing

- Boral or similar cement roofing tiles.
- Colour bond fascia & 100mm guttering.

## Garage door

- B&D roller door.
- Twin remotes for door operation.

## Sisalation

- Installed to perimeter stud work.

## Insulation

- R2.0 to external walls.
- R3.5 to ceilings.

## Windows & doors

- Aluminium windows.
- Aluminium sliding doors.
- Powder coat finish.
- Flyscreens.
- Windows to have key alike locks.
- Front door to be semi solid timber feature doors as per Berstan range.
- Internal doors to be redi-coat flush panel hollow core.
- Door hardware to be Gainsborough or similar.
- Rear door to be semi solid.
- Draft seal fitted to front and rear doors.
- Front and rear doors to have key alike locks.

## Tiling

- All splash backs to building code.
- Floor tiling to bathroom/ensuite/ kitchen/laundry floors.
- Wall tiling to shower/bath as per code.
- Skirting tiles to wet area walls.
- Tiled shower bases.

## Basins/Baths/Vanities/Showers

- Basins to be white vitreous china.
- Chrome plug and waste.
- Vanities to be white laminate.
- Baths to be acrylic set in a tiled hobb.
- Showers to have semi frame less glazing.

## Internal linings

- 10mm plasterboard to ceilings.
- 10mm plasterboard to walls.
- 75mm cove cornice to ceiling perimeters.
- Water resistant plasterboard to wet areas.
- Ceiling linings to be fixed to battens.
- 6mm Villa board to shower walls
- Ceiling heights 2.4 high.

## Laundry/Toilet

- Stainless steel trough with steel cabinet.
- Toilets to be vitreous china.
- Fitted with a dual flush system.

## Kitchen

- 600mm Stainless steel appliances by Technica,
- range-hood, cooktop and oven.
- Connection point supplied for dishwasher.
- Kitchen cupboards to be standard white laminate doors.
- Coloured laminate lined bench tops.
- Twin basin to be stainless steel.

## Electrical

- Hardwired smoke detectors.
- Two phone points.
- Two TV points.

- Appropriate meter box.
- RCD Safety Switch to meter box.
- All power outlets to be double.
- Light covers from Berstan range.
- External light at laundry.
- Exhaust fan to bath/ensuite and laundry ceilings.
- Exhaust fans to be fitted with draft stoppers.
- Microwave point allowance.
- Dish washer point allowance.

## Infills

- 4.5mm cement sheet over windows.
- Brickwork to over doors ways.
- Brickwork over all façade windows.
- Steel lintels as per engineer.
- Timber beams as per engineer.

## Heating

- Brivis or Braemar gas unit suitable size as per required.
- Ducting to living and bedroom areas.
- Electric wall heaters if gas not available.

## Hot water service

- Mains gas unit by Rheem or similar.
- Mains electric heating by Rheem or similar if gas not available.
- Chromagum or similar solar booster hot water service.
- Two solar panels allowed for.

## Tapware

- To be from Berstan range.
- Mixer taps to kitchen and vanities.
- Conventional hot cold tap sets to bath and shower.

## Connections

- Site costs based on 500m/2 allotment with a level building area.
- 8m of 80mm stormwater.
- 8m underground power.
- 8m external sewer.
- 8m water tapping.
- 8m gas tapping.