

INCLUSIONS FOR WRIGHT

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FGC Homes provides the most comprehensive list of inclusions

Quality

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THIS COULD SAVE YOU THOUSANDS

We build on time and on budget

Preliminaries	
Full working drawings	
Planning and Building approvals	
Construction Industry Training levy	
Building Indemnity Insurance	
10 year structural warranty	
6 Star energy rating	
Full site supervision throughout the entire job by our supervisor	
Three months maintenance period	
Kitchen	
Baumatic BACG 6030 P 4 burner gas cooktop S/S	
Baumatic BAO6012 P 9 function electric side opening oven S/S	
Baumatic BAWD1401 P Warmer	
Cupboards and panels in Polytec Sheen finish	
Provisions for dishwasher including power point and water point	
Provision for microwave including power point	
Undermount rangehood with matching kitchen face panel	
Flued rangehood to outside air	
Bulkheads to overhead cupboards	
Stainless steel kitchen sink	
Caesarstone benchtop	
Kitchen allowance of \$15,000 or \$20,000 (refer to your package or quote)	
Taps	
Kitchen - Bertoni Metro Visivo Mixer, Chrome	
Laundry- Ram fusion lever ceramic disc, chrome	
Shower, bath & vanities - Hansa plus quad mixer, chrome	
Shower rose - Jovian square shower rose, chrome	
Vanities	
Polytec gloss doors with matching Polytec panels	
Drop in vanity basin with chrome pop up plug and waste	
Caesarstone vanity top	
Vanity allowance (refer to your package or quote)	
Wall mounted frameless mirror	
Baths	
Shark 1675mm Pressed metal	

Bathroom Accessories	
Whitley chrome double towel rails to bathroom and en-suite)
Whitley chrome toilet roll holder to en-suite and w.c	١
Whitley chrome soap basket to bathroom and en-suite shower	١
Toilets	
Caroma connector toilet suite)
Shower Screens	
Framed shower screens, chrome frame / trim	,
Pivot shower screen door or as per plan	,
Clear laminated glass	,
Tiling	
Ceramic floor tiling to:	
bathroom, w.c, en-suite and laundry and powder room if applicable to plan	,
Full height ceramic wall tiling to:	,
Bathroom and en-suite	,
Ceramic skirting tiles to:	,
laundry, w.c and powder room if applicable to plan	,
Splash back tiling heights:	,
* Kitchen 600mm	,
* Laundry 300mm high over laundry tub	,
,	
Doors	
Internal doors Hume Accent HAG9 painted finish	Y
Front entry door Hume Linear XLR120 with clear glass painted finish	,
External garage door Hume hardboard flush panel painted finish	,
Door furniture	
Trilock to front entry door in chrome	
•	,
Internal passage doors DIAS lever door handle in chrome Privacy door set provided to w.c and bathroom	,
Chrome Knob handle to single door cupboard or linen cupboards	,
Ambassador lever lock set to internal garage door	,
Ambassador lever lock set to internal garage door	
Robes	
Polytec sliding doors to built in robes	,
1 top shelf with hanging rail	,
1 bank of 4 shelves painted finish	,
Electrical	
Single phase power board and meter	,
External board for Transact	,
Smoke detectors as required - hard wired	,
Double power points to all rooms	,
Exhaust fan in bathroom and en-suite	,
1 free to Air-Television aerial	,
2 T.V. points	,

1 data point for Transact	Υ
2 phone points	Υ
Cat-5 cabling	Y
Earth leakage detector	Y
	Υ
Hot Water	
24 It Rheem continuous flow gas hot water unit (5 star Energy rating)	У
Security	
Ness L8 security system with key pad, 4 sensors with back up battery	У
Video intercom with one point at front entry & one internal screen	Υ
Internal	
NSW Colonial architrave and skirting painted finish	У
Cairo 3 step ceiling cornice Ash timber stairs stain finish on 3 storey plans	Y Y
Ash timber stairs stain finish on 2 storey plans	Υ Υ
Grab rail to stairs painted finish on 2 storey plans	Y
Painting Duluy Paint	
Painting Dulux Paint Internal walls washable low shoop 2 coat paint system	,,
Internal walls - washable low sheen - 3 coat paint system 2 internal paint solours made up of 1 internal wall solour. 1 soiling solour.	y Y
3 internal paint colours made up of 1 internal wall colour, 1 ceiling colour,	·
Dulux Gloss enamel paint to doors and internal woodwork	Y Y
External - 2 coat paint system 2 external colours	Y
Rainwater tank	
concrete pad for rainwater tank 2,000 It or 4,000 It rainwater tank as required by block size	y Y
submersible pump	Ϋ́
rainwater switch	Ϋ́
Pump filter	Y
power point	Ϋ́
Tank overflow point	Y
Tank feeding off 50% of roof	Ϋ́
Tank reeding on 50% of 1001	
External	
Standard brickwork	
Panel lift garage door with remote controls & 2 handsets	Υ
2 external taps (1 front & 1 back)	Ϋ́
Finished concrete to porches or font verandahs	Ϋ́
1.8 m high half boundary hardwood fence	Y
Coloured concrete driveway (refer to package or quote for allowance)	Ϋ́
Praline clothes line wall mounted or free standing	Ϋ́
Traine dotties line wan infounted of free standing	
Insulation	
R2.0 glass batts to external wall	V
R4.0 glass batts insulation to attic (excluding ceiling over garage)	y Y
The Sides Sales insulation to active (excluding centing over garage)	
Roofing	
Boral concrete roof tiles from builders range of profile and colours	У
Colorbond fascia	Y
Loiordona Tascia	Y

Colorbond gutters P.V.C painted downpipes Colorbond metal roof allowance (refer to package or quote) External Engineer designed footings Engineer designed slab Engineer structural design for 2 storey homes Windows Aluminium windows and sliding doors Obscure glass to bathrooms and toilets Flyscreen to all opening windows and sliding doors Window locks on opening windows and sliding doors Window locks on opening windows keyed alike Bricks Selection of bricks from PGH range. Brick allowance \$710/1,000 delivered Choice of mortar colour (grey or off white) Choice of joint (rolled, raked or flush) Cement render allowance (refer to package or quote) Timber Frame 90mm external stud frames 90mm internal stud frames Engineered floor joists for 2 storey homes Structure sheet flooring for the upper level of 2 storey homes 2.4 m high ceilings Termite treatment Termi-mesh premium stainless steel termite barrier Services applicable to standard residential block Water and Sewer connection Electricity - single phase connection Gas connection Telephone Conduit External board provided for Transact External board provided for Transact External board for electricity supply & connection Site Works Site scrape (based on level site) Engineers slab inspection Engineers slab inspection Engineers slab inspection Tanking to external edge of waffle slabs General	
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Tanking to external edge of waffle slabs General	
General	
	to external edge of waffle slabs
All building debris removed from site during construction	
Skip bin used to keep to keep site tidy at all times	
On site toilet for all workers	
The use of "Customer Friendly" Housing Industry Association Contract	

Full house clean at completion	Υ	
Pre-settlement inspection with the owner and builder prior to	Υ	
to settlement on completion	У	