



INCLUSIONS FOR WRIGHT

FGC Homes provides the most comprehensive list of inclusions

Providing

37 Years of

Quality

& service

THIS COULD SAVE YOU THOUSANDS

We build on time and on budget

Preliminaries

Full working drawings	Y
Planning and Building approvals	Y
Construction Industry Training levy	Y
Building Indemnity Insurance	Y
10 year structural warranty	Y
6 Star energy rating	Y
Full site supervision throughout the entire job by our supervisor	Y
Three months maintenance period	Y

Kitchen

Baumatic BACG 6030 P 4 burner gas cooktop S/S	Y
Baumatic BAO6012 P 9 function electric side opening oven S/S	Y
Baumatic BAWD1401 P Warmer	Y
Cupboards and panels in Polytec Sheen finish	Y
Provisions for dishwasher including power point and water point	Y
Provision for microwave including power point	Y
Undermount rangehood with matching kitchen face panel	Y
Flued rangehood to outside air	Y
Bulkheads to overhead cupboards	Y
Stainless steel kitchen sink	Y
Caesarstone benchtop	Y
Kitchen allowance of \$15,000 or \$20,000 (refer to your package or quote)	Y

Taps

Kitchen - Bertoni Metro Visivo Mixer, Chrome	Y
Laundry- Ram fusion lever ceramic disc, chrome	Y
Shower, bath & vanities - Hansa plus quad mixer, chrome	Y
Shower rose - Jovian square shower rose, chrome	Y

Vanities

Polytec gloss doors with matching Polytec panels	Y
Drop in vanity basin with chrome pop up plug and waste	Y
Caesarstone vanity top	Y
Vanity allowance (refer to your package or quote)	Y
Wall mounted frameless mirror	Y

Baths

Shark 1675mm Pressed metal	Y
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Bathroom Accessories		
Whitley chrome double towel rails to bathroom and en-suite	Y	
Whitley chrome toilet roll holder to en-suite and w.c	Y	
Whitley chrome soap basket to bathroom and en-suite shower	Y	
Toilets		
Caroma connector toilet suite	Y	
Shower Screens		
Framed shower screens, chrome frame / trim	Y	
Pivot shower screen door or as per plan	Y	
Clear laminated glass	Y	
Tiling		
Ceramic floor tiling to:		
bathroom, w.c, en-suite and laundry and powder room if applicable to plan	Y	
Full height ceramic wall tiling to:	Y	
Bathroom and en-suite	Y	
Ceramic skirting tiles to:	Y	
laundry, w.c and powder room if applicable to plan	Y	
Splash back tiling heights:	Y	
* Kitchen 600mm	Y	
* Laundry 300mm high over laundry tub	Y	
Doors		
Internal doors Hume Accent HAG9 painted finish	Y	
Front entry door Hume Linear XLR120 with clear glass painted finish	Y	
External garage door Hume hardboard flush panel painted finish	Y	
Door furniture		
Trilock to front entry door in chrome	Y	
Internal passage doors DIAS lever door handle in chrome	Y	
Privacy door set provided to w.c and bathroom	Y	
Chrome Knob handle to single door cupboard or linen cupboards	Y	
Ambassador lever lock set to internal garage door	Y	
Robes		
Polytec sliding doors to built in robes	Y	
1 top shelf with hanging rail	Y	
1 bank of 4 shelves painted finish	Y	
Electrical		
Single phase power board and meter	Y	
External board for Transact	Y	
Smoke detectors as required - hard wired	Y	
Double power points to all rooms	Y	
Exhaust fan in bathroom and en-suite	Y	
1 free to Air-Television aerial	Y	
2 T.V. points	Y	

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

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

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