

GENERAL

- Detailed quotation
- Energy efficient design consultation
- 10 year structural guarantee
- Site cut & excess spoil removal (up to 300mm site fall & 600m2 allotment)
- Construction, liability & home owners warranty insurances
- Building permit application & fees
- Site classification soil test, wind rating & site level survey
- Engineered slab design
- BAL rating assessment & BAL 12.5 compliant construction
- Full working drawings
- Specification & contract preparation
- 6 Star energy rating assessment
- Professional colour consultation
- Termite assessment

SERVICES

- Natural gas connection
- Water connection up to 10 lm
- Electrical connection – single phase up to 10 lm
- Sewer drains with external connection point up to 5 lm
- Stormwater system with connection to legal point of discharge
- Allowance for surface pits for drainage - connected to stormwater
- Telephone/NBN ready for connection (if available in area)

FOUNDATIONS

- 'H1' Class concrete waffle pod slab including concrete pump hire

FRAME

- 90mm timber framing
- Engineer designed roof trusses
- Ceiling height of 2550mm



WINDOWS

- Dowell Thermaline double glazed powder coated aluminium sliding windows, standard double glazed sliding doors, awning and fixed panel windows
- Keyed locks to all openable windows & external doors
- Flyscreens to windows & fly doors to sliding doors
- Obscure glass to bathroom, ensuite & toilet
- Draft seals to all external hinged doors



ROOFING

- Choice of Colorbond roofing or concrete roof tile at 22.5 degree pitch
- 'Colorbond' fascia, gutter & downpipes
- Sarking under roofing

EXTERNAL

- Choice of BCM Homes standard facades
- Choice of upgraded clay bricks (up to Selkirk Bricks Category 5)
- Brick infills above all external doors, windows & garage doors
- 450mm eaves with painted fibre cement sheet lining
- 140mm x 140mm timber posts to porch & alfresco (design specific)
- 'Colorbond' sectional automatic garage door with 2 remotes & 1 internal remote
- Concrete driveway including crossover & entry portico (up to 47m2)
- Concrete paving to alfresco
- Painted WR board to alfresco
- 5,000L poly slimline water tank connected to storm water system & sanitary flushing devices. Pressure pump & concrete pad included
- 2 x external garden taps
- Wall mount clothesline
- Letterbox

INTERNAL MOULDINGS

- 67mm x 18mm MDF Ezitrim skirtings & architraves
- 75mm cove cornice

INSULATION & INTERNAL WALLS

- R2.5 batts to external walls & sisalation
- R8.0 batts to residence ceilings
- Timber walls & ceiling framing lined with 10mm plasterboard
- Bathroom, laundry & ensuite splashbacks with 10mm water resistant board or 6mm villaboard
- Insulating Foam to perimeter of all external windows & doors

DOORS

- Internal doors Corinthian/Hume redicote flush panel
- Sliding robe doors
- Choice of feature entry doors with choice of handles
- Aluminium sliding laundry door
- Internal Lockwood Velocity lever handles & passage sets to cavity sliding doors with privacy locks to bathroom, W.C & ensuite
- Chrome door stops
- Garage PA door, solid core with deadbolt

SHELVING

- Single melamine shelf with chrome hanging rail to robes
- 1 bank of 4 open shelves per robe
- Four melamine shelves to linen & pantry
- Single melamine shelf to broom cupboard

KITCHEN

- 20mm stone benchtops to kitchen
- Custom made laminate cabinetry with soft close drawers & doors
- Overhead cupboards as per plan
- 1 bank of 4 soft close drawers with cutlery insert
- 2 sets of 3 pot drawers to kitchen
- Slide out under bench double bin drawer
- 1 ¾ bowl S/S sink
- Sink mixer
- Choice of feature joinery handles
- Feature tile splashback



* Final inclusions are design specific including specifications, as per final build contract ** Images for illustrative purposes only, may contain upgrades.
 ***Highlighted items denote Sustainable enhancement upgrades from BCM Homes Classic Inclusions



BATHROOMS & WC

- Tiled insitu shower bases
- Semi frameless shower screen to ensuite
- Framed shower screen with clear glass & pivot door to bathroom
- Polished edge mirror (width of vanity & height of shower frame)
- 1520mm white acrylic bath
- Choice of classic range vanity basins
- Custom made laminate vanity with soft close doors (as per plan)
- Laminate 33mm benchtops
- Choice of feature joinery handles
- Mixers to basin, bath & shower
- Bath spout & shower rails
- 900mm Double towel rails
- Choice of hand towel rails or hooks
- Closed couple toilet suites with soft close seats
- Toilet roll holders
- Selection of quality wall tiles to nominated area (as per plan)

LAUNDRY

- Laminate laundry bench with 45L inset trough
- Laundry trough mixer
- WM taps
- Feature tile splashback
- Tiled skirts

APPLIANCES

- Choice of Fisher & Paykel 900mm electric under bench oven or 2 x 600mm under bench ovens
- Fisher & Paykel 900mm gas cooktop
- Fisher & Paykel 900mm rangehood (undermount, canopy or slide out)
- Fisher & Paykel 600mm integrated dishwasher
- Gas instantaneous hot water service, recess box

FLOORING

- Selection of quality floor & wall tiles to wet areas
- Selection of ECO+ Triextra Environmentally Friendly Carpets with Envirotred Underlay (incl trims & accessories)
- Selection of quality waterproof hybrid flooring to nominated areas



ELECTRICAL

- Detailed electrical plan
- IC-4 rated LED downlights throughout
- Clipsal 'Iconic' switches & power points throughout
- Double power points as per plan (2 per room)
- 1 x double power point to side of kitchen island bench
- Ceiling exhaust fans to bathroom & ensuite with draft stoppers
- Safety switches as required
- 240 AC smoke detectors (interconnected)
- 4 x television points
- TV antenna
- 1 telephone point
- 1 x external double weatherproof power point
- 2 external light points

PAINTING

- Haymes 3 coat system throughout
- Walls & ceilings in washable, low sheen finish
- Doors, skirting & architraves in gloss finish

HEATING

- 6.0 star gas ducted heating with additional zone
- Ceiling fans to bedrooms, meals, living & family



STAIRCASE (if applicable)

- MDF treads & risers, pine handrail & balustrade
- Carpet treads to internal staircase

COMPLETION

- Professional builder's house clean
- Site clean, including removal of all building debris
- 3 month maintenance program



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