

# Our standard inclusions.



Photographs may depict fixtures, finishes and features not supplied by G.J. Gardner Homes.

Welcome **home.**

**G.J. Gardner.** **HOMES**

Kitchen	ULTIMATE	EXECUTIVE	COAST
+ Benchtops	Caesarstone 20mm standard range	Laminate standard range	Laminate standard range
+ Cooking Appliances	SMEG SA9010X 900mm gas/ electric cooker	Omega OO664X oven, OC64KZ cooktop	D'amani DA065S oven, DGH60 gas cook top
+ Rangehood	SMEG K24X90 wallmount	Omega ORT6WXA slide-out	D'amani GEH6018 slide-out
+ Sink	Everhard squarline double-bowl sink with drainer	Everhard squarline double-bowl sink with drainer	Everhard squarline double-bowl sink with drainer
+ Sink mixer	SMEG ST100SC gooseneck	Phoenix Ivy	Phoenix Ivy
+ Fully laminate kitchen cupboards	✓	✓	✓
+ Stainless steel pull handles - from builders selection	✓	✓	✓
+ Built in pantry with 4 shelves - design specific as per working drawings	✓	✓	✓
+ Kitchen drawers 1 set of 4	✓	✓	✓
+ Kitchen pot drawers	1 set	✗	✗
+ Soft close kitchen drawers up to 800mm wide	✓	✓	✓
+ Tiled Splashback - 600mm tiling.	\$30 per sqm	\$30 per sqm	\$25 per sqm
+ Microwave provision - design specific as per working drawings	✓	✓	✓
+ Dishwasher provision - design specific as per working drawings	✓	✓	✓
Bedroom Inclusions			
+ Built in Robes as per plan (single shelf with hanging rail and swinging doors)	✓	✓	✓
+ Selection of lever and dummy door furniture to doors and robes	✓	✓	✓
Bathroom and Laundry Inclusions			
+ Vanity	Custom made Caesarstone 20mm tops	QD designer	QD designer
+ Vanity basin	KADO LUX china counter top	Moulded	Moulded
+ Stainless steel pull handles - from builders selection	✓	✓	✓
+ Mirror polished edge 900mm high by full length of vanity	✓	✓	✓
+ Ceramic tiled shower base with square chrome waste	✓	✓	✓
+ Shower Screen (design specific as per working drawings)	Semi frameless	Framed	Framed
+ Tapware & accessories	Phoenix Gen X	Phoenix Gen X	Phoenix Gen X
+ Shower	Irwell Invigra shower rail	Irwell Invigra shower rail	Shower arm

	ULTIMATE	EXECUTIVE	COAST
+ Maxton rectangle bath, white acrylic (design as per working drawings)	✓	✓	✓
+ WC Roca Victoria close coupled toilet suite with soft close seats	✓	✓	✓
+ Tiling to bathroom, ensuite and WC - 600mm above bath, 2000 high in showers	\$30 per sqm	\$30 per sqm	\$25 per sqm
+ Recessed wet area floors (ensuite, bathroom, laundry, wc)	✓	✓	✗
+ Milena contour 45 litre square laundry bowl and cabinet with suds bypass	✓	✓	✓
+ Tiling to laundry, skirting and tub splashback to 600mm.	\$30 per sqm	\$30 per sqm	\$25 per sqm
+ Square chrome floor waste	✓	✓	✓
<b>Internal Inclusions</b>			
+ Fully lined garage walls	✓	✓	✓
+ Plasterboard wall and ceiling linings with villaboard to wet areas	✓	✓	✓
+ 75mm cornice to all rooms	✓	✓	✓
+ Timber skirting and architrave 66 x 11mm pencil round or splayed	✓	✓	✓
+ Robes include shelf and rail as per plan	✓	✓	✓
+ Ceiling height 2400mm throughout	✓	✓	✓
+ Cushion door stops to internal doors	✓	✓	✓
+ Two storey homes - cover grade internal stairs with painted internal handrail and balustrade	✓	✓	✓
<b>Lighting and Electrical Inclusions</b>			
+ Lights - Kitchen & living areas	LED downlights	Oyster lights	Lamp shades
+ Lights - Bedrooms, laundry & WC	Oyster lights	Oyster lights	Lamp shades
+ Lights - entry porch & alfresco	LED downlights	LED downlights	LED downlights
+ Lights - Garage - 2 to double, 1 to single - twin fluoro strip light	Twin fluoro strip light	Twin fluoro strip light	Twin fluoro strip light
+ Bathroom electrical	HPM 4 in 1 heat lamps	HPM 4 in 1 heat lamps	Exhaust fan & lamp shade
+ Power points - 2 per living room, 2 to main bedroom, 1 to each minor bedroom, 3 to kitchen, 1 to garage, 1 each bathroom	Double	Double	Double
+ External power points - 1 weatherproof	✓	✓	✓
+ Smoke detectors as per Australian Building Code	✓	✓	✓
+ Earth leakage circuit breakers	✓	✓	✓
+ Telephone points	2	2	1
+ TV points	2	2	1

	ULTIMATE	EXECUTIVE	COAST
<b>Painting Inclusions</b>			
+ Premium paint system	Endure 3 coats	Endure 3 coats	Easycoat 3 coats
+ Feature wall - 1 colour	✓	✓	✗
+ Sealer undercoat with enamel top coat to external front door and other external doors	✓	✓	✓
+ Painted PVC downpipes	✓	✓	✓
+ Undercoat with enamel gloss top coat (1 colour) to internal doors and trims	✓	✓	✓
<b>Internal Doors</b>			
+ Pine door jambs	✓	✓	✓
+ Hume flush panel doors - gloss painted	✓	✓	✓
+ Gainsborough home collection lever and dummy door hardware	✓	✓	✓
+ Gloss paint finish	✓	✓	✓
+ Air cushion door stops	✓	✓	✓
<b>General Inclusions</b>			
+ Fixed price building contract upon receipt of engineers soil test, foundation design and BASIX/Nathers report	✓	✓	✓
+ Standard house related council building application fees and permits	✓	✓	✓
+ Standard construction and liability insurances	✓	✓	✓
+ Engineer designed slab	✓	✓	✓
+ Wind load design	W33/N2	W33/N2	W33/N2
+ Management and lodgement of plans to council/certification	✓	✓	✓
+ Builders cleaned internally and externally upon completion	✓	✓	✓
+ Home Owners Warranty	✓	✓	✓
+ Structural guarantee	6 years	6 years	6 years
+ Non-structural guarantee	2 years	2 years	2 years
+ Maintenance period	90 days	90 days	90 days
+ Preparation of working drawings including modification	✓	✓	✓
+ Construction – Home Owners Warranty Insurance	✓	✓	✓
+ Construction to Australian BCA (Building Code of Australia)	✓	✓	✓
+ Colour consulting appointment to fully customise your home	✓	✓	✓
<b>Site Preparation</b>			
+ Foundation concrete slab allowance in accordance with	'M' type slab	'M' type slab	'M' type slab
+ Concrete pier allowance	allowance to 60m	allowance to 50m	allowance to 50m
+ Local council requirements - sediment control, trade waste removal, all weather access and temporary toilet hire	✓	✓	✓
+ Site works included up to 1m fall, equal cut and fill to house site	✓	✓	✓
+ Sewer connection up to 10m	✓	✓	✓
+ Water service connection up to 10m	✓	✓	✓

	ULTIMATE	EXECUTIVE	COAST
+ Underground power connection up to 10m	✓	✓	✓
+ Storm water connection to street with a 10m set back	✓	✓	✓
+ 3 phase (provision only) to house up to 10m	✓	✓	✓
+ Site fencing as per OH&S regulations	100m	100m	80m
+ Concrete pumping included	✓	✓	✓
+ Standard surveyor house setout	✓	✓	✓
<b>External Inclusions</b>			
+ Frames T2 treated timber pine	✓	✓	✓
+ Trusses T2 treated timber pine	✓	✓	✓
+ External walls -brick veneer	✓	✓	✓
+ 90mm external wall frame	✓	✓	✓
+ 70mm internal frames	✓	✓	✓
+ Termite treatment	Smartfilm	Smartfilm	Smartfilm
+ External garden taps	2	2	2
+ Ausplex plumbing to all hot and cold water points	✓	✓	✓
+ Bricks - select from builders range, with off white mortar and flush joints	Boral & Austral	Boral & Austral	Coast Range
+ Roof (select from builders range)	Colorbond	Concrete Tile	Concrete Tile
+ Under roof lining	50mm Anticon Blanket	Sarking	Sarking
+ Colorbond metal fascia and gutter	✓	✓	✓
+ Garage Door	B&D Panel lift door with auto lift and 2 remotes	B&D Roll-a-door	B&D single Roll-a-doors
+ Hot Water System	Rheem 340ltr solar 2 panels with electric booster	Rheem 325ltr heat pump	Thermann 26ltr constant flow instant gas
+ Powder coated aluminium windows and sliding doors with keyed locks	✓	✓	✓
+ Screens to all windows	✓	✓	✓
+ Entry door including a Gainsborough 'Trilock' contemporary series lockset	XN5 with side light - Hume	XN5 - Hume	XV10 - Hume
+ Front door entry set	Contemporary Trilock	Contemporary Trilock	Contractor Ambassador Lever
+ Roof pitch	22.5	22.5	22.5
<b>Standard BASIX Inclusions</b>			
+ BASIX & Nathers energy assessment report	✓	✓	✓
+ Standard BASIX requirements	✓	✓	✓
+ Water 'Think Tank' system with submersible pump on a concrete pad. Includes connection to WCs, garden tap and washing machine	5000 ltr Slimline Colorbond	3000 ltr Slimline Poly	3000 ltr round Colorbond
+ 4 star rated taps / 4 star rated WCs	✓	✓	✓
+ Insulation to external walls R1.5 and ceiling R3.5	✓	✓	✓

## Get the facts up front

Building your own home should be fun, exciting and memorable. But the right approach means doing the right research up front to ensure no unwanted surprises emerge down the track.

From soil tests, to insulation and drainage issues, G.J. Gardner Homes helps you get the facts up front, avoid common traps and potentially save thousands on your building costs.

We make building your new home with certainty surprisingly easy.

## Locals at hand.

When you visit your local G.J. Gardner Homes New Home Display Centre, we want you to feel like you're already home. Every franchise is owned and operated by people with local knowledge, insights, expertise and advice.

We know the local council and the best local tradies, because we work with them every day.



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Inclusions are applicable to G.J. Gardner Homes Wollongong and Shoalhaven ONLY.  
Inclusions are correct as of 24/11/15 and are subject to change without notice.

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