

Standard

Inclusions

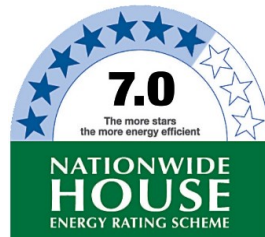
2023



McCarthy Homes Standard Inclusions

Preliminaries

- **Site survey** including utility features & contour levels
- **Site inspection & soil test**
- **Engineered slab** and footing design
- **Construction plans** - 1 draft set plus stamped Final Plans
- **Detailed Specifications & HIA Contract**
- **Colour Consultation** (3 hrs) in Bendigo with local suppliers
- **Energy Efficiency Rating** - 7 Star minimum requirement
- **Building permit** (house only)
- **Home Owners Warranty, Construction & Public Liability Insurance**
- **Application for water tapping to the relevant authority** (100mm mains)
- **Sewer connection** in-slab plus 6m to point of discharge
- **Stormwater** 90mm to Legal Point of Discharge within 6m
- **Gas connection** by the relevant authority where available.
- **Telephone/nbn point** within house. Owner to organize connection.
- **Bushfire Attack Level** BAL- LOW

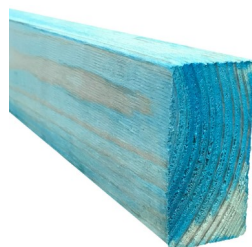


Site Works & Foundations

- **Siteworks**—a separate quotation is provided for Siteworks.
- **Concrete Class 'M' waffle raft slab** to engineers design with standard footings.
- **Sewer in slab floor** with connection to existing sewer discharge point based on standard 6m setback
- **Natural Gas** - where available, underground connection of gas inlet pipe to gas meter based on standard 6m setback.
- **Water service connection** including a water meter for mains water will be billed to the Owner by the water authority. McCarthy Homes will connect to that water tapping.
- **Electricity and telephone connection** charges are charged by the relevant authority to the owner.

Frame & Structure

- **25yr Termite Guarantee** - Blue Pine to frame and trusses
- **Blue Pine Timber Frame** - 90mm studs @ 450mm centres
- **Blue Pine Timber Roof Trusses** @ 900mm centres
- **Ceiling Height** - 2400mm (8ft) standard
- **Ceiling Height** - 2550mm (8ft 6in) - Lifestyle Series



Roof Plumbing

- **Roof** - Colorbond® iron roof & valleys at 22.5° pitch from Colorbond® standard range
- **Guttering** - Colorbond® std range slotted quad guttering
- **Fascia** - Colorbond® standard range fascia
- **Downpipes** - downpipes painted to match brickwork.



Brickwork

- **BRICK** allowance included of \$1,320/1000 including gst and freight to construction site.
- **Brick window sills**
- **Brickwork above windows & doors**
- **Natural mortar with rolled joints.**



Windows by DOWELL

- **Frame** - Sliding aluminium improved powder-coated from builder's standard colour range
- **Glazing** - clear **double** glazing to all windows
- **Keylocks** - included to all openable sashes
- **Flyscreens** - included to all openable sashes (aluminium)

Insulation

- **Sisalation** - to external walls
- **Roof Insulation** Anticon insulated roof blanket
- **Ceilings** - R6.0 batts
- **Walls** - R2.5 batts



Plaster & Linings

- **Ceilings** - 10mm plasterboard fixed to metal ceiling battens
- **Internal Walls** - 10mm plasterboard
- **Manhole to ceiling** - as per plan
- **Water resistant villaboard** - to wet area walls
- **Cornice** - 75mm cove
- **Architraves** - 67 x 18mm MDF splayed or colonial profile
- **Skirting** - 92 x 18mm MDF splayed or colonial profile
- **Garage Walls** - 10mm plasterboard to all walls of garage, excluding wall with panel lift door which is double brick.



Painting

- **Walls** - 3 coats Low Sheen
- **Ceilings** - 3 coats – flat finish
- **External** - 2 coats of low sheen
 - 3 colours in total.
- **Clients to select:**
 - 1 colour for the ceiling
 - 1 colour for the walls
 - 1 colour for skirting's, architraves & doors



Doors & Door Furniture

- **Door Size** - All doors are 2040mm high x 870-920mm wide unless stated otherwise or as determined by the builder.
- **Entry Door** – Your choice to the value of \$400.00
- **Entry frame** - timber meranti door frame as per plan
- **Entry sidelites** - full length clear double glazed as per plan
- **Laundry Door** - flush panel weatherproof solid door
- **Internal doors** - flush panel for a smooth finish
- **Door Furniture** - Satin chrome or polished chrome finish
 - External - Gainsborough Trilock levers
 - Internal - Gainsborough levers
 - Weather seals to all external doors, ensuite, bathroom & laundry
- **Robe Doors** - Painted plaster or Vinyl finished sliding doors up to 2400mm high
- **Internal doors** - flush panel standard range
- **Panel Lift Garage Door** - B & D Premium Range (smooth quiet operation) to front of garage with 2 remote controls units and ceiling mounted Merlin Commander with 7yr warranty
- **Roller Door** - B & D Roller Door to rear of garage where shown on plan, manual operation.



Electrical

- **Earth leakage safety system**
- **Smoke detectors** hard-wired as per regulations
- **Power points** - an abundance throughout the home
 - 4 Double power points to Living and family rooms
 - 3 Double power points to kitchen including island bench
 - 3 Double power points to Bedroom 1
 - 2 Double power points to remaining bedrooms & study
 - 1 Double power point to vanities & laundry
 - Power to oven, cook-top, rangehood, refrigerator, dishwasher, microwave, heater, cooler, panel lift door
- **Phone/nbn point** - single
- **TV Antenna** - Included with 3 points wired to antenna
- **LED lights** - 10W LED lights will be included throughout the entire home.



Ducted & Zoned Air Conditioning

Electric Fujitsu Reverse Cycle Inverter

Zoned and ducted heating to all living areas, study and bedrooms, with electronic wall mounted controller



Kitchen Appliances

Provisional Sum of \$4,000 - choose your own Appliances!

Electric oven - Induction cooktop - Rangehood - Dishwasher



Joinery & Shelving

- **Kitchen, laundry & vanity bench tops** - post-formed or square edge laminate
- **Kickboard** - laminate
- **Cupboard Doors** - square edge laminate
- **Twin Bin** - included
- **Pot Drawers** - 2 sets of 3 Nova Pro Scala soft-close drawers
- **Overhead cupboards** - as per plan
- **Pantry & Linen Shelving** - 5 white melamine shelves with solid timber support cleats
- **Robe Shelving** - 1 white melamine shelf and chrome hanging rail.

Plumbing, Fixtures & Fittings

- **Natural Gas or Electric** kitchen appliances, hot water system and heating system
- **External taps** - 3 including one at the meter
- **Stormwater** - 2 downpipes direct stormwater to rainwater tank with overflow & remainder to legal point of discharge
- **Solar Hot Water System**- 30 evacuated tubes with 315L storage tank and 26L natural gas continuous flow booster (if gas available)



OR 2000L Slim-line rain water tank and Rain2Main pressure pump connected to toilets

- **Tapware** - Mizu Drift basin mixers and side lever mixers to kitchen and laundry. Caroma 'Series A' shower arm & rose, Mizu Drift wall mixers
- **Bath** - Decina Novara 1675mm— Swivel bath outlet
- **Basins** - Posh Solus inset vanity basins
- **Showers** - Tile in-situ floor to all showers. Semi-frameless shower screen with clear laminated glass and pivot door.
- **Toilets** - POSH Solus Back-to-wall close coupled toilet - soft close seat
- **Kitchen Sink** - Franke double bowl top mount single drain
- **Laundry Trough** - Stainless steel 45l in laminate benchtop with base cupboards below.
- **Bathroom Accessories** - 2 x Mizu Drift 700mm double towel rails, 2 x Mizu Drift toilet roll holders
- **Tiled Shower Niches** - To bathroom and ensuite showers



Tiling & Carpet

- **Waterproofing** - sealed waterproof membrane as required to ensuite, bathroom, laundry & WC's
- **Tile Selection** from an extensive range up to \$33/m². Labour costs for wall and floor tiles are determined on the basis of 450mm square pattern ceramic tiling only.

Additional laying cost will be incurred for smaller or larger tiles, diagonal tiles, room borders, glass tiles, mosaic, tozzetto and capping tiles, sealing of porcelain tiles.



- **Floor Tiling** - Areas to be tiled include entry hallways, kitchen, pantry, family, meals, bathroom, ensuite, laundry & WC's.
- **Wall Tiling** - Areas to be tiled include 200mm above vanities, 400mm above bath/spa, 2m in showers, 300mm over laundry bench, kitchen splash-back 650-700mm above bench
- **Vinyl flooring** to entry hallways, kitchen, pantry, family, meals if desired instead of tiles.
- **Carpet** - From our nominated supplier to the value of \$60/m² (including laying) to bedrooms, robes, study & living room

Alfresco, verandahs & portico

- **Concrete floor** - plain natural concrete
- **Ceilings** - Under main roofline ceilings lined with plasterboard/cement sheet. Drop down verandahs unlined.
- **Posts** - Duragal steel or square timber posts.

Before you move into your new McCarthy Home, we want to make sure everything is as clean as possible. All builders site waste will be removed and professional cleaners will clean your home thoroughly.

As all McCarthy Homes are customised, you can change **ANY** of these inclusions to your requirements, and the price is adjusted accordingly.

An extensive range of options are available including higher ceilings, eaves, hydronic floor heating, ducted vacuum, security system, larger rainwater tanks, alternative tapware, fixtures and fittings, decorative plaster work, alternative facades, rendering, landscaping etc

Connections are included to a standard size block with a setback distance of up to 6m. House prices are subject to energy rating, soil test & engineers design. Planning permits and Bushfire Attack Levels (BAL's) may also affect pricing.

Standard inclusions do not include light fittings, drapes, fencing, retainer walls, Agi drains and landscaping, any paving not specified above or letterbox. A separate quotation is provided for Siteworks.



McCarthyHomes

REGISTERED
Building Practitioner
RBP-DP-U 3243



178 Mclvor Rd, Bendigo 3550



www.mccarthyhomesbendigo.com.au



03 5441 1625



admin@mccarthyhomesbendigo.com.au

