

Our standard inclusions.



We pride ourselves on offering you certainty on a fixed price that includes everything you need in your new home.

Before you make a final choice on your new home, check that all the following essential features are included in other builders' prices, or are they extra cost options that you get informed about during construction?

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**Give us a call or drop in
for a chat today.**

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Welcome **home.**

G.J. Gardner. HOMES

| Non-negotiables | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|---|---|-----------------------|
| + Owned and operated by a local builder | ✓ | |
| + Backed by the support of an International network and brand with over 25 years experience | ✓ | |
| + Fixed price building contract, with no surprises | ✓ | |
| + Local government building application, water corporation & building permit fees | ✓ | |
| + Certified house plans, engineer designed footings and slab, allowing for a soil rating of "M" | ✓ | |
| + Construction and Liability Insurance | ✓ | |
| + Builder Indemnity Insurance | ✓ | |
| + 6 year Structural Warranty | ✓ | |
| + Standard BASIX requirements, 3 star rated taps and 4 star rated dual flush W.C's, R2.0 batts to external walls and internal walls adjacent to garage, R3.5 batts to ceilings (excludes garage walls and ceiling), 3000Ltr slimline poly above ground rainwater tank | ✓ | |

| Design | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|--|---|-----------------------|
| + Fully flexible to alter any standard design or build custom designs | ✓ | |
| + Complimentary site consultation with our New Home Consultant and the Builder | ✓ | |
| + Complimentary colour selection consultation | ✓ | |
| + Architecturally styled exteriors | ✓ | |
| + Large range of quality, optional upgrades & alternative products | ✓ | |

| Construction | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|---|---|-----------------------|
| + Dedicated Construction Supervisor | ✓ | |
| + Soil Test and Contour Survey | ✓ | |
| + 10 metre run for Utility Services included (gas, water, power, sewer, data - up to 16m) | ✓ | |
| + W33/N2 wind loading design | ✓ | |
| + Scaffolding and roof safety rail if applicable | ✓ | |
| + 13 week maintenance period after completion | ✓ | |
| + Builder's internal house clean – all external construction debris removed | ✓ | |
| + R2 exterior wall batts | ✓ | |
| + R3.5 ceiling batts | ✓ | |

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|---|---|--|
| + Termite treatment and certificate | ✓ | |
| + Corner metal beading to all internal walls & window reveals | ✓ | |

| Exterior | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|---|------------------------------------|----------------|
| + Colorbond or Concrete Roof Tiles with sarking | ✓ | |
| + Colorbond metal fascia and HI front quad gutter | ✓ | |
| + Painted PVC downpipes | ✓ | |
| + Sarking to all external walls | ✓ | |
| + Bricks from G.J. Gardner range with off white colour mortar | ✓ | |
| + Acid wash and high pressure clean of bricks | ✓ | |
| + 5-star continuous flow 26Ltr Gas Water Heater | ✓ | |
| + Powder coated aluminium sliding windows and doors with keyed locks and fly screens | ✓ | |
| + Painted Hume decorative Newington range entrance door – clear glass, with clear glass sidelight as per plan | ✓ | |
| + Gainsborough Trilock Entrance Set | ✓ | |
| + Door seals to bottom of all external hinged doors | ✓ | |
| + Gliderol Panelglide sectional garage door with auto lift and 2 remotes (Standard Colorbond colours) | ✓ | |
| + 2 x external garden taps | ✓ | |
| + 1 x batten holder to each external door in eave (excluding garage) | ✓ | |
| + Smartfilm termite system | ✓ | |

| Interior | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|--|------------------------------------|----------------|
| + 2440mm ceiling heights | ✓ | |
| + 3 coat paint system | ✓ | |
| + 90mm coved cornice except internal robes which are 50mm | ✓ | |
| + Gainsborough G.J. Gardner range lever door handles | ✓ | |
| + Hume moulded panel range of doors - 6 designs to choose from | ✓ | |
| + 67 x 18mm 1/2 splayed skirting and architraves | ✓ | |
| + White cushion door stops to all internal doors (where practical) | ✓ | |

| Kitchen | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|---|------------------------------------|----------------|
| + Fully laminated kitchen cupboards with post form edge to benchtops OR 20mm stone benchtop (from G.J. Gardner range) | ✓ | |
| + Soft close doors and drawers | ✓ | |
| + Overhead cupboards with bulkhead as per plan | ✓ | |
| + Pantry with 4 shelves as per plan | ✓ | |
| + Designer handles from G.J. range | ✓ | |
| + Oliveri Endeavor 13/4 stainless steel sink with Porcher Saga chrome sink mixer | ✓ | |
| + 600mm tiling to kitchen splashback | ✓ | |
| + SMEG 900mm freestanding cooktop/oven combination, consisting of 120 litre electric oven and 5 x gas burners | ✓ | |
| + 900mm canopy rangehood | ✓ | |

| Bathrooms | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|---|------------------------------------|----------------|
| + Posh Bristol shower rail | ✓ | |
| + Adapt Vanity Range with soft close drawers and doors | ✓ | |
| + Posh Solus rectangle 1675mm white acrylic bath as per plan | ✓ | |
| + Porcher Heron close coupled toilet suite | ✓ | |
| + Posh Solus mixer to vanity, bath and shower | ✓ | |
| + Posh Solus double towel rail | ✓ | |
| + Posh Solus toilet paper holder | ✓ | |
| + Posh Bristol Shower Rail with soap holder | ✓ | |
| + Polished edge mirror 900mm high by length of vanity | ✓ | |
| + Exhaust fan to internal powder room | ✓ | |
| + 2 Lamp heat/fan/light to bathroom and ensuite | ✓ | |
| + Tiling to bathrooms includes floors, walls up to 1200mm behind bath, up to 2000mm in shower recess, up to 200mm above vanity units, WC and 3-way bathroom skirt up to 200mm. Tile selection from standard G.J. Gardner Range. | ✓ | |

| Electrical | G.J. Gardner. <small>HOMES</small> | OTHER BUILDERS |
|------------------------|------------------------------------|----------------|
| + 2 x TV points | ✓ | |
| + 2 x Telephone points | ✓ | |

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|--|---|--|
| + Double power points to all rooms | ✓ | |
| + One internal or external gas point | ✓ | |
| + Hardwired smoke detectors as per building code | ✓ | |
| + 1 light point per room and 2 to garage | ✓ | |
| + Single power points to garage door opener; fridge/ dishwasher /microwave/rangehood provision | ✓ | |

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|--|----------------------------|--|
| Laundry | G.J. Gardner. <u>HOMES</u> | |
| + Milena Contour 45 litre trough & laundry cabinet with Posh Solus chrome sink mixer | ✓ | |
| + Tiling to floor* and skirting * (*both not included when in garage) up to 200mm and tub splashback up to 600mm from G.J. Gardner range | ✓ | |

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|---|----------------------------|--|
| Robes & Linen | G.J. Gardner. <u>HOMES</u> | |
| + Painted doors to all Bedroom Robes and Linen as per plan | ✓ | |
| + Robes include shelf at 1700mm high with hanging rail. | ✓ | |
| + WIR include shelf at 1950mm high with hanging rail. | ✓ | |
| + Linen press incl. 4 shelves with hinged door as per plan. | ✓ | |
| + Hume moulded panel range of doors | ✓ | |

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|---|----------------------------|--|
| Two Storey Construction and/or Bearers & Joist Construction | G.J. Gardner. <u>HOMES</u> | |
| + Timber flooring I Hybeam floor joists and particle board sheet flooring | ✓ | |
| + Decks/Verandahs | ✓ | |
| + 90mm treated pine decking over treated pine timber sub floor framing | ✓ | |
| + Powdercoated aluminium external handrail and balustrade (if applicable) | ✓ | |
| + Treated pine open riser staircase (if applicable) | ✓ | |
| + Balconies | ✓ | |
| + Laminated verandah beams and 90mm x 90mm posts | ✓ | |
| + Waterproofed secura flooring (or equal) | ✓ | |
| + Powdercoated aluminium external handrail and balustrade (if applicable) | ✓ | |
| + Internal Stairs | ✓ | |
| + Classic pine handrail (paint finish) | ✓ | |

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|---|--|---|--|
| + | Step chamfered posts with pine flat top cap | ✓ | |
| + | Square stainless steel balustrade design | ✓ | |
| + | MDF star construction 275mm x 33mm with round nosing | ✓ | |