



## Standard Inclusions

- ✓ **Working Drawings**
- ✓ **6 star First Rate Energy Rating**
- ✓ **Engineering – Concrete Slab & Footings**
- ✓ **Soil Test – 2 bore holes to allotment**
- ✓ **Building Permit**
- ✓ **Vehicle Crossing Permit**
- ✓ **Home Owners Warranty Insurance**
- ✓ **Site Bins**
- ✓ **Site Fencing**
  
- ✓ **Floor**  
 Concrete class 'M' raft slab on ground with founding depth of .200mm as per soil test  
 Mass Pad footings – Porch & Alfresco  
 Vapor barrier over 50mm compacted bedding sand  
 SL72 reo sheets – Top  
 3 L12TM – External Beams  
 Mass pad footings to Porch & Alfresco pier footings
- ✓ **Services & Connections**  
 Storm water connection to legal point of discharge  
 Sewer connection to legal point of discharge  
 Single phase underground power supply  
 Phone line ( underground ) connection from Telstra Pit to home
- ✓ **Frame & Trusses**  
 \*All Timber framing chemically treated to prevent future Termite attack.  
 \*\*25 Year chemical breakdown guarantee
- Wall Frames**  
 Top Plates – 2/90 x 35 MGP10 LOSP  
 Bottom Plates – 90 x 45 MGP10 LOSP  
 Studs – 90 x 35 MGP10 LOSP  
 Noggins – 90 x 35 MGP10 LOSP  
 Bracing – N2 Wind rating  
 Provision for accessory noggins i.e. towel rails, wall mounted TV etc.
- Trusses**  
 Pre - Fabricated Roof Trusses – Chemically Treated - T2
- ✓ **Roof Cladding**  
 Color bond corrugated Custom Orb roof  
 Color bond Quad slotted spouting  
 Color bond roll top ridge capping  
 Down pipes- Color bond 100 x 50  
 \*Option- Tiled roof option applies to all designs throughout the entire range of plans. Roof tiles selected from McMahon Builders Boral standard range
- ✓ **Fascia**  
 Color bond Fascia
- ✓ **External Wall – Cladding**  
 Face Brick – Boral - Selection of 26 bricks as selected from McMahon Builders range  
 Mortar Color – Natural color - Grey
- ✓ **Window Infills**  
 Brick in fills above all windows and Entry door to Front Elevation  
 Fibre cement sheet window infills to balance of home

## ✓ **Windows**

Aluminium powder coated single glazed windows from standard color range  
 White Translucent glazing to Bathroom, Ensuite & WC  
 Clear Glazing to balance of dwelling  
 External door jambs – aluminium powder coated/Timber i.e. Entry, Laundry & Garage P.A door  
 Grey Toughened glazing Front Elevation  
 Aluminium framed fly screens to all windows  
 Aluminium fly screen doors to all external sliding doors  
 \*Fly screen material may vary/alterante pending final BAL rating ( Bushfire Attack Rating )

## ✓ **Window Infills**

Brick in fills above all windows and Entry door to Front Elevation  
 Fibre cement sheet window infills to balance of home

## ✓ **Heating ( optional add on cooling )**

Central Heating Unit - designed to suit home installed to ceiling cavity  
 Vents fitted to ceilings - .300mm round  
 Ducting to Main Living areas, Master suite, Bedrooms  
 Return Air vent – white  
 Thermostat fixed to wall

## ✓ **Cooling**

Split System Unit  
 \*Size of Split System Unit may vary pending size of Home i.e. 7.5Kw,5Kw or 3.5Kw

## ✓ **Insulation**

Ceiling - R 3.8 Batts  
 Walls - R 2.0 Batts  
 Floors – Class 'M' slab/Waffle Pod Slab on ground  
 Sarking to underside of roof sheets – BAL - Low  
 Sisalation wall wrap to entire home

## ✓ **Plaster**

2.550 ceiling height  
 16mm metal ceiling battens fixed to underside of Truss/Rafters throughout dwelling  
 General – 10mm Boral plasterboard fixed to 16mm metal ceiling battens  
 External Ceilings – 10mm WR board i.e. Alfresco ceiling  
 Tap Walls - WR Board to all tap walls throughout home i.e. Laundry & Kitchen  
 Wet Areas – 6.5mm Villa board i.e. Bathroom & Ensuite  
 Internal Cornice - 75mm Cove cornice throughout home  
 External – 42 x 42 treated pine primed beading in place of plaster cornice i.e. Alfresco & Entry

## ✓ **Painting**

- Ceilings
  - 1 coat sealer undercoat
  - 2 coats flat acrylic ( main living areas )
  - 2 coats low sheen/satin ( wet areas )
- Walls
  - 1 coat sealer
  - 2 coats low sheen/ satin ( acrylic )
  - 2 coats to timberwork
- External
  - 2 coats to walls and ceilings
- Render ( if selected/applicable )
  - 2 coats solar guard low sheen

\*\*McMahon Builders P/L choose & recommend the use of Dulux paint products for the painting of your new home



### ✓ Waterproofing works

Bathroom – Shower recess inc walls to 1.8m high  
Bathroom – Bath hob front, top and walls to .150 mm H  
Ensuite – Shower recess inc walls & neiche to 1.8m high  
\*\*Certificate of waterproofing works issued to Home Owner ( s ) upon Final Handover/Completion

### ✓ Architraves & Skirtings

Architraves

- MDF 67 x 18 – painted gloss finish

Skirting

- MDF 92 x 18 –painted gloss finish

Shelf supports

- MDF 42 x 18 – painted finish

Wet Area skirting

- Tiled skirtings to all wet areas throughout your new home i.e. Ensuite, Bathroom, Laundry & WC

### ✓ Doors – Internal & External

External

- Entry Door – Corinthian - 820 x 2040 Solid core timber glazed door

Internal

- General doors/Cavity Sliding doors - Corinthian Flush Panel smooth finish 2.040H
- Sliding Door Units i.e. Robes & Linen – Smart robe sliding door units 2.040 fitted with Corinthian Flush Panel smooth finish doors

### ✓ Door Furniture

External

- Entry - Lockwood Entrance sets to Entry, Laundry & Garage PA doors

Internal

- Hinged doors - Lockwood – Lever i.e. Saltbush series passage sets
- Sliding doors i.e. Robes - Flush pulls
- Privacy adaptors to Ensuite, Bathroom & Toilet

\*All Door Furniture including hinges within your new home to be of a Satin Chrome finish

### ✓ Garage Door

Front Elevation

- B & D Panelmasta Contemporary color bond panel lift door 2.250H x 5.0W
- 1 Auto opener motor fixed to Garage ceiling including 3 x remotes i.e. 1 wall mounted & 2 hand held

Rear Garage Door ( if applicable/Selected )

- B & D standard color bond roller door – manual open

### ✓ Floor, Wall and Skirting Tiles

Ensuite

Walls – Ceramic tiles

- Shower recess to 2.100H
- Length of Vanity x .200mm H splash back including returns
- Feature tiles – 6 L/M

Floors – Ceramic tiles

- As per Floor plan including tiled shower base to Ensuite
- .100mm H tiled skirtings

Bathroom

Walls – Ceramic tiles

- Shower recess to 2.100H
- Bath Hob - .400 H to bath hob including returns
- Bath Hob front and top – tiled
- Vanity splash back – Length of Vanity x .200mmH including return

Floors – Ceramic tiles

- As per Floor plan
- .100mm H tiled skirtings

Kitchen

Walls – Ceramic files

- Tiled splash back to appliance wall – tiled .605H to underside of overhead joinery

Floors – Ceramic tiles

- As per Floor Plan

Laundry

Walls – Ceramic tiles

- .605H to Laundry – length of bench including 1 x return to underside of overhead joinery
- .100mm H tiled skirtings

Floors – Ceramic tiles

- As per Floor plan

### ✓ TV Antenna

Installation of new TV Antenna connected to TV points

### ✓ Manhole

1 Man hole kit including cover

\*\*Proposed location i.e. Garage/Laundry PA Door ( ceiling )

### ✓ Fittings, Fixtures & Joinery

Laundry

40 Litre inset bench stainless trough

Laundry Joinery - Laminated base unit with 33mm post formed 10/10 laminate top

Melamine board with PVC edging to doors/drawers

Tap ware – Washing Machine Stops located above washing

Tap ware – Flick mixer to trough Machine

Tap ware – Flick mixer to trough Machine

Bathroom

Decina - 1670mm acrylic bath-white

.900 x .900 poly marble shower base

Semi frameless shower screen with safety glass – 1.950H

Vanity Unit - Laminate base unit with 33mm post formed laminate top

Blum soft closing hinges - lifetime warranty to all hinges

Brushed aluminium kick rails

Basin – china basin - white

Plugs – Option of standard or pop up plugs

Polished edge mirror - length of vanity x 1.0 H

Taps – Basin set, Shower set, Bath set

Towel rail – .900 double towel rail

Toilet suite - china -white

Toilet roll holder

Ensuite

Shower base - tiled

Vanity Unit - Laminated base unit with 33mm post formed laminate top

Basin – china basin – white

Plugs – Option of standard or pop up plugs

Tap ware – mixers to basins

Semii frameless shower screen with safety glass – 1.950H

Polished edge mirror length of vanity x 1.0 H

Towel Rails – 2 x .600mm single rails

Toilet suite – china - white

Toilet roll holder

Kitchen

Joinery carcasses - 16mm white melamine base solid backed cupboards

Bench tops – 33mm post formed laminate bench tops

Brushed aluminium kick rails

Cutlery Drawers including cutlery insert

2 banks of pot drawers

Blum soft closing hinges - lifetime warranty to all hinges

Sink – 1 ¼ bowl stainless steel

Tap ware – Flick mixer to sink with optional veggie spray - chrome

Handles – standard range

Pantry – As per floor plan

✓ **Shelving -16mm white melamine to all Units**

**Walk in Robe**

- 1 shelf @ 1.800H including chrome rod & fittings
- 2 banks of pigeon hole shelving evenly spaced @ .450mm

**Robes to Bedrooms**

- 1 shelf @ 1.800H including chrome rod & fittings
- 1 bank of pigeon hole shelving evenly spaced @ .450mm

**Linen**

- 4 shelves evenly spaced @ .450mm

**Laundry/Broom**

- 1 shelf @ 1.800H

**Pantry**

- Built in Pantry including 5 shelves

✓ **Carpets – Optional**

McMahon Builders can supply & install carpets to your new home if required

\*Carpets from McMahon Builders P/L standard range including quality underlay

✓ **Clothesline**

Option of freestanding or fold out clothesline

✓ **Electrical Standard Inclusions**

\*Also refer to individual electrical design for complete detailed list of Electrical Inclusions

**General Electrical**

**Internal**

LED Down lights throughout your new home

Safety switches - RCD's & circuit breakers located in meter box

Smoke detectors – white fixed to ceiling, hard/direct wiring & battery backed

2 2 Way switches

Exhaust fans to Ensuite & Bathroom

Door Bell to Entry

Feature light fittings - 2 Pendant light fittings to Kitchen

Island bench

TV Antenna – connected to all TV points throughout your new home including installation

**External**

3 External weatherproof double power points

\*1 External allowed to Alfresco

3 External lights – bunker fitting fixed to wall

Up Down lights to Front elevation

1 LED Double spotlight

✓ **Appliance Package - options of .600 or .900**

Oven - stainless under bench electric Oven

Hot Plates –stainless gas hot plates

Range hood – stainless slide out range hood

Dishwasher - .600mm single drawer – stainless

✓ **Hot Water Unit**

Rinnai INF instantaneous gas hot water unit – preset 50 degrees

✓ **Pest Control Treatment**

Frame Sure Red ( LOSP )

Frame Sure Blue – T2

✓ **Water Tank – 2100Lt Slimline**

Water tank connected to toilet suites, 1 x garden tap to dwelling

✓ **Safety Guardrail – Fall Protection**

Required for duration of all roofing works including installation of roof battens, TV Antenna, Vents and Flues

✓ **Vehicle Crossing**

McMahon Builders can arrange all permits, excavation & concreting works if required

General allowance – if selected to complete

1 Vehicle crossing

- 5.0 x 2.1
- Standard stipple finish to concrete
- Expansion joints to be cut upon curing of concrete

\*Exact Vehicle crossing dimensions to be verified pending site inspection of your allotment

✓ **External Concreting**

McMahon Builders can arrange & complete all external concreting if required

General Allowance if selected to complete

Driveway as per site plans – 6.0W x 5.6D x .100mm

1.0W path from driveway to Entry

\*Standard stipple finish to all external concreting to paths

\*\*Expansion joints to be cut upon concrete curing

✓ **External Taps**

4 Standard cast bronze external bib taps

\*1 tap located @ water meter

✓ **Gas Supply**

**Gas Points**

- Hot Water unit
- Hot Plates
- Central Heating

✓ **Comprehensive Insurance Policy including**

Home Owners Warranty Insurance

Contractors All Risk Insurance

Public Liability Insurance

✓ **Certificates**

Certificate of Electrical Safety – Prescribed and Non-prescribed

Certificate of Compliance – General Plumbing

Certificate of Compliance – Roof Plumbing works

Certificate of Water proofing

Termite Protection Notice – Meter box

Termite Protection certificate

✓ **Site Clean upon Completion**

Removal of all Builders waste from site upon completion of all works

✓ **Final Adjustment Works**

Final adjustment/commissioning works to all doors, cavity sliders, smart robes, external doors, windows, joinery works, heating & cooling unit, HWS, basins, taps, shower heads, tank and associated pump, toilet suites & door furniture upon the completion of all works & prior to handover.

✓ **3 Month defect liability period**

✓ **7 Year Structural Warranty Guarantee**