

WESTBUILT INCLUSIONS

Note: All items are from the builder's selection. Custom or customer supplied items will be priced on application.

Standard Inclusions

The following inclusions are standard to all Westbuilt Homes.

- Site Soil Classification
- Onsite Sewerage Facility Report
- Energy Efficiency Assessment (QLD only) (Basix NSW)
- Preparation and lodgement of building and plumbing applications
- Home Warranty Insurance (QLD Only)
- Long Service Leave Levy (QLD Only)
- Foundations and bracing engineered to suit 'M' site soil classification and N3 wind rating
- 1.2m deep concrete footings with reinforcing
- Adjustable steel stumps with steel subfloor construction
- Termite treated 18 mm OSB and H2 treated pine wall and roof framing
- Continuous structural plywood wall bracing
- R1.5 insulation to walls and ceilings
- Foilcell R1.5 roof insulation
- Corrugated roofing and Colorbond flashings and fixings
- AWS 'Vantage' residential aluminium windows with grey glass and flyscreens
- Custom made kitchen cabinetry
- All electrical work tested and commissioned within the home
- Earth leakage circuit breaker and oven isolating switch
- Hardwired interconnected photo electric smoke alarms
- All plumbing and gas work tested in factory
- Ceramic tiling to all bathroom, ensuite, WC, laundry and entry areas including splash backs
- Fully painted internally and externally
- Vinyl & Carpet floorcoverings throughout home including tiling to wet areas
- Quality and statutory inspections of the frame, plumbing, waterproofing and finish during construction
- Full internal detail/clean and pre-handover quality check
- Eight year structural warranty
- Twelve month minor defects warranty
- All appliance/manufacturers warranties
- Allowance for council fees up to the value of \$3000 (Exclude NSW/QLD Planning Approvals)

	Bronze	Gold	Platinum
Roofing			
Zincalume Roofing	●		
Colorbond roofing		●	●
Colorbond guttering, fascia and flashings.	●	●	●
Internal Lining			
2400mm (8 ft) ceilings	●	●	
2700mm (9 ft) ceilings			●
Plasterboard internal linings	●	●	●
55mm Coved cornice	●	●	
90mm Decorative cornice			●
Raked ceilings to living areas		●	●
External Cladding			
Austech 'Durotech' vinyl cladding and eaves	●		
Selection of Weathertex 'Selflok' painted cladding		●	
Selection of Weathertex 'Primelok' or 'Ecowall' external cladding			●
Painted timber window sills		●	
Full painted timber window surround			●
Insulation			
R1.5 foil-cell roof insulation	●	●	●
Thermal R1.5 insulation batts to all ceilings and external walls	●	●	●
R1.5 underfloor insulation		●	●
Window surrounds			●
Doors & Internal Fixout			
Fly-screen safety door	●	●	●
Painted flush panel internal doors	●		
Painted moulded panel internal doors		●	●
Stainless steel lever-style door furniture throughout	●	●	●
Weather seals to all external doors	●	●	●
42x11 DAR internal mouldings	●		
68x18 DAR internal mouldings		●	

92x18 DAR internal mouldings			●
Cabinetry			
Laminated doors and drawers from Formica colour range	●	●	
Postformed gloss bench top from Formica colour range	●	●	
Soft closers to all cupboard doors and drawers		●	●
Overhead cupboard bulkheads to ceiling		●	●
2-pac painted cupboard doors & drawers			●
Caesarstone benchtops			●
Zalerno 1.5 bowl stainless steel sink	●		
Posh 1.5 bowl stainless steel sink		●	
Oliveri 1.5 bowl stainless steel sink			●
Appliances			
Chef wall oven and ceramic cooktop with integrated rangehood.	●		
Westinghouse wall oven and ceramic cooktop with integrated rangehood.		●	
Smeg 900mm freestanding dual fuel cooker with canopy rangehood.			●
Wet area fittings & features			
Fully framed laminated glass pivot-door shower screens	●	●	
Semi-framless laminated glass pivot-door shower screens			●
Built-in acrylic bath	●	●	●
Combination heater lamp	●	●	●
Ceiling exhaust fan to WC	●	●	●
Zalerno Glass shower shelf	●		
Tiled shower niche		●	●
Cassy dual-flush CC toilet suite	●		
Posh dual-flush CC toilet suite		●	
Posh dual-flush CC back to wall toilet suite			●
Zalerno chrome-plated solid brass tapware, towel rails and toilet roll holders.	●		
Faucet Strommen chrome-plated solid brass tapware, towel rails and toilet roll holders.		●	●
Tiling			

\$35 m2 wet area tile allowance	●		
\$45 m2 wet area tile allowance		●	●
Feature Tile allowance including tiles to 1200mm around bathroom and ensuite.			●
Carpet & Vinyl			
\$45m2 carpet to bedrooms & lounge	●		
\$55m2 carpet to bedrooms & lounge		●	●
Vinyl plank floorcoverings to kitchen, dining and living.	●	●	
Polished timber overlay flooring to kitchen, dining and living.			●
Lighting			
Oyster light fittings with LED Bulb throughout home	●		
LED downlights throughout the home		●	●
Ceiling fans to living area and each bedroom		●	●
Front and rear external coach lights	●	●	●
Ample double internal & external power points throughout	●	●	●
Clipsal Iconic™ power points		●	●
2 x TV and data points to home	●	●	●
Plumbing & Gas			
Two external hosecocks	●	●	●
Pre-set 50° Thermann high flow gas hot water unit with internal wall mounted temperature controller	●	●	●
Gas distributor installed on wall and all gas work fully tested	●	●	●
All plumbing and gas work tested in factory	●	●	●
Verandah's (if applicable)			
90x19mm pine decking	●		
90x19mm laminated hardwood decking		●	
138x22mm Modwood composite decking			●
Natural decking oil to decking boards	●	●	
Painted treated pine verandah posts and beam	●	●	●
Un-painted treated pine verandah rafters with zincalume roofing	●		
Cooldek insulated panel roofing system with Colorbond roofing.		●	●
Stairs, landings & skirting			

1.1m x 1.1m treated pine landing with 1.0m wide painted pine stairs and single handrail to each external door	●		
1.1m x 1.1m treated pine landing with 1.0m wide oiled hardwood stairs and single handrail to each external door		●	●
Colorbond horizontal subfloor skirting		●	
Colorbond vertical subfloor skirting			●