

# Our Designer 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?

**G.J. Gardner Homes Goulburn.**

Call 02 4821 0102 or visit 400-402 Auburn St, Goulburn

**G.J. Gardner.** HOMES

<b>Essentials</b>	<b>G.J. Gardner. HOMES</b>
+ Owned and operated by a local builder	✓
+ Backed by the support of an International network and brand with over 35 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	✓
+ Home owners warranty insurance	✓
+ 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, R4.0 batts to ceilings ( excludes garage walls and ceiling ), 10,000Ltr Round colorbond above ground rainwater tank	✓

<b>Design</b>	<b>G.J. Gardner. HOMES</b>
+ 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	✓

<b>Construction</b>	<b>G.J. Gardner. HOMES</b>
+ Direct contact with our dedicated Construction Supervisor and the Builder.	✓
+ Site classification Soil Test, Wind Rating and Contour Survey.	✓
+ 10 metre run for Utility Services included (water, power, sewer)	✓
+ W33/N2 wind loading design	✓
+ 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,R4 ceiling batts	✓
+ Termite treatment and certificate	✓
+ Termimesh termite protection to all pipe penetrations to the slab	✓
+ Smartfilm termite protection to perimeter of the home	✓

<b>Exterior</b>	<b>G.J. Gardner. HOMES</b>
+ Face brick veneer construction with natural grey mortar and flush joints	✓
+ Face bricks from Builders range	✓
+ Two brick course step down to perimeter beams	✓
+ Colorbond roof with 55mm Anticon blanket	✓
+ Colorbond metal fascia and slotted quad gutters	✓
+ PVC painted down pipes running back to water tank	✓
+ Entry porch and alfresco (if applicable) plain concrete finish with roof over concrete area	✓
+ 90mm x 90mm primed pine timber posts to front porch and alfresco areas	✓
+ 90mm external and internal timber wall framing and trusses	✓
+ Ceiling height - 2570mm standard frame height.	✓
+ Eaves 450mm wide, 4.5mm fibre cement lined with 30mm x 19mm DAR trimming paint finish	✓
+ B&D Panelift garage door 3 designs to choose from & B&D Controll-A-Door automatic door opener with two remotes	✓
+ Hume Newington XN5 820mm wide front entrance door paint finish.	✓
+ Lane Touchplus Lever Series entrance lockset to front door.	✓
+ RP3 Raven door seals to all external hinged doors	✓
+ Powder coated aluminium sliding windows and standard sliding glass doors with keyed locks	✓
+ Fly screens to all sliding windows and flyscreen doors to all external glass sliding doors	✓
+ 5 Star rated instantaneous 26ltr gas hot water heater	✓
+ External garden taps two included (one at front and one at rear connected to tank pump)	✓
+ Auspex plumbing pipe to all hot and cold water points.	✓
+ External cladding Weathertex or BGC from Builders range if applicable.	✓

<b>Interior</b>	<b>G.J. Gardner. HOMES</b>
+ Hume moulded panel range of doors 6 designs to choose from.	✓
+ Quality Lane series lever door furniture from builders range.	✓
+ Privacy sets supplied and installed to main bedroom, bathroom and W.C	✓
+ Painted internal walls with Wattyl Low Sheen 3 coat system your choice of colour.	✓
+ Painted doors to robes and linen cupboards to match other internal doors.	✓
+ Built-in robes & Walk in robe includes 1 x 16mm white melamine shelf as per plan.	✓
+ Hanging rail in all built in robes & Walk in robe as per plan.	✓
+ Linen press with 4 x 16mm white melamine shelves as per plan.	✓
+ Skirting and architrave painted pine 68mm x 18mm (Half splay, Single Bevel, Colonial)	✓

+ Cornice 90mm plaster cove and 55mm plaster cove in all cupboards	✓
+ Plasterboard wall and ceiling linings with villa board to wet area walls	✓
+ Fully lined garage timber frame with plasterboard walls and timber skirting	✓
+ Door stops to all doors to be Cushion EMRO 75mm White Door Stops.	✓
+ 2 gas heater points	✓
+ Builders house clean at completion	✓

<b>Kitchen</b>	<b>G.J. Gardner. HOMES</b>
+ 20mm Builders Standard Caesarstone to Island and Kitchen Benchtop with bull nose edge.	✓
+ Laminated kitchen cupboards with soft close doors.	✓
+ Overhead cupboards to rangehood.	✓
+ Chrome 'C' or 'D' pull handles.	✓
+ Built in pantry with 4 shelves as per plan.	✓
+ Ceramic Tile Splashback approx 600mm high to kitchen bench top from Builder's range. Tile allowance of \$30 per sqm.	✓
+ 1 set 4 kitchen drawers with metal sides.	✓
+ Dishwasher provision only (dishwasher NOT included).	✓
+ Smeg SFA562X2 60cm electric oven - stainless steel.	✓
+ Smeg CIR66X3 60cm gas cook top - stainless steel.	✓
+ Smeg SAH461SS 60cm slide out range hood - stainless steel.	✓
+ Stainless steel kitchen sink 1 1/3 bowl 1 Tap Hole, single drainer 1050mm.	✓
+ Posh Solus MkII Gooseneck sink mixer Chrome.	✓

<b>Bathrooms</b>	<b>G.J. Gardner. HOMES</b>
+ Freestanding Bath 1560 x 750 x 560mm White Acrylic	✓
+ Posh Solus Mk2 Bath & Shower Mixer Chrome.	✓
+ Posh Solus bath spout 180mm Chrome.	✓
+ Shower screens – semi-frameless clear glass pivot door (900mm x 900mm).	✓
+ Tiled Shower base with Square Tile Inset Floor waste. Tile allowance of \$30 sqm.	✓
+ Posh Solus Mk2 Bath & Shower Mixer Chrome.	✓
+ Posh Bristol Rail Shower with soap holder Chrome.	✓
+ Posh Solus Chrome 750mm double towel rail and toilet roll holder.	✓
+ Toilet Suite Close Coupled Back to Wall - white China dual flush cistern & pan with slim line seat.	✓
+ Mirrors – polished edge 800mm high by full length of vanity.	✓



+ Posh Domaine up to 900mm white gloss Wall Hung Vanity Unit.	✓
+ Posh Bristol Mk2 Basin Mixer Chrome.	✓
+ Chrome push plug and waste to vanity.	✓
+ IXL/HPM 2 heat light/fan/light to bathroom ducted.	✓
+ Ceramic floor and wall tiles, Approx 1.2m to Walls and Approx 2.1m in shower recess. Tile allowance of \$30 per sqm all tiles are laid as a square pattern.	✓
+ Square Tile Inset Floor Waste to Bathroom Floor.	✓
+ Waterproofing to all wet areas.	✓

<b>Ensuite</b>	<b>G.J. Gardner. HOMES</b>
+ Shower screens – semi–frameless clear glass pivot door (900mm x 900mm).	✓
+ Tiled Shower base with Square Tile Inset Floor waste. Tile allowance of \$30 sqm.	✓
+ Posh Solus Mk2 Bath & Shower Mixer Chrome.	✓
+ Posh Bristol Rail Shower with soap holder Chrome.	✓
+ Posh Solus Chrome 750mm double towel rail and toilet roll holder.	✓
+ Toilet Suite Close Coupled Back to Wall - white China dual flush cistern & pan with slim line seat.	✓
+ Mirrors – polished edge 800mm high by full length of vanity.	✓
+ Posh Domaine up to 900mm white gloss Wall Hung Vanity Unit.	✓
+ Posh Bristol Mk2 Basin Mixer Chrome.	✓
+ Chrome push plug and waste to vanity.	✓
+ IXL/HPM 2 heat light/fan/ light to ensuite ducted.	✓
+ Ceramic floor and wall tiles, Approx 1.2m to Walls and Approx 2.1m in shower recess. Tile allowance of \$30 per sqm all tiles are laid as a square pattern.	✓
+ Square Tile Inset Floor Waste to Bathroom Floor.	✓
+ Waterproofing to all wet areas.	✓

<b>WC &amp; Powder Room</b>	<b>G.J. Gardner. HOMES</b>
+ Toilet Suite Close Coupled Back to Wall - white China dual flush cistern & pan with slim line seat.	✓
+ Posh Solus Chrome toilet roll holder.	✓
+ Posh Domaine up to 750mm white gloss Wall Hung Vanity Unit.	✓
+ Mirrors – polished edge 800mm high by full length of vanity	✓
+ Posh Bristol Mk2 Basin Mixer Chrome.	✓
+ Ceramic floor and wall tiles, skirting tile around the room, one rows above Vanity. Tile allowance \$30 per sqm all tiles are laid as a square pattern without borders.	✓
+ Square Tile Inset Floor Waste to Floor.	✓

<b>Electrical</b>	<b>G.J. Gardner.</b> <small>HOMES</small>
+ Single phase underground electrical connection with 8 metre setback (up to 10 L/M) Note: Aerial connection or power pole not included (unless stated otherwise)	✓
+ Double power points – 1 per room 2 to main bedroom, 2 to lounge room and 3 to kitchen	✓
+ Single power points to fridge, range hood, dishwasher opening	✓
+ Lights 1 per room, 2 external (2 to kitchen) white batten holders and 2 fluoro lights to garage	✓
+ IXL/HPM 2 heat light/fan/light to bathroom and ensuite	✓
+ 2 TV points with about 6m of coaxial cable to roof space	✓
+ 2 telephone points	✓
+ 2 smoke detectors wired direct to 240v power as per building code	✓
+ Earth leakage circuit breakers	✓

<b>Laundry</b>	<b>G.J. Gardner.</b> <small>HOMES</small>
+ Free standing 45ltr stainless steel laundry tub square bowl trough and white cabinet w/suds by-pass.	✓
+ Posh Bristol chrome flip mixer tap to laundry tub.	✓
+ Washing Maching Hot/ Cold Stop Cocks.	✓
+ Ceramic floor and wall tiles, skirting tile around the room, one row above laundry tub, Tile allowance of \$30 per sqm all tiles are laid as a square pattern.	✓
+ Square Tile Inset Floor Waste to Floor.	✓

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