



STANDARD INCLUSIONS

Energy efficient by design

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THOMPSON
SUSTAINABLE HOMES

GENERAL INCLUSIONS

- Preparation of working drawings and certification of building approval
- Soil test and structural engineering
- Construction to Wind Loading of N3
- Site contour identification survey – house set out survey
- Construction Insurance, payment of QSBA fees and Q-Leave levy
- Site works up to 300mm cross fall
- Up to 90 lm of storm water connection and 70 lm of sewer connection
- 6½ year structural warranty
- 6 month maintenance warranty

SERVICES

- 9 lm of single phase underground power allowed from connection point to meter box
- Water service from meter to home
- Water connection fee

SLAB – FLOORING (REFER TO PLAN)

- Structural engineering for 'S' site classification
- Kordon termite protection to As3660 with 10 year guarantee

EXTERNAL & INTERNAL WALLS

- Face brick from Austral / PGH from builders standard range
- T2 treated pine framing
- 90mm studs at 450mm centres (external)
- All framing inspected and certified by structural engineer

WINDOWS AND SLIDING GLASS DOORS

- Powder coated aluminium frames from builders standard range
- Obscure glazing to wet areas
- Key lockable windows and sliding glass doors

EXTERNAL DOORS

- Hume 'Newington' range solid timber front door
- Sidelight where indicated on plan (clear glazing)
- Powder coated aluminium door frames with seals
- Other external hinged doors are flush panel WP ply or similar
- Gainsborough 'Governor' external door handles
- Colorbond panelift door to DLUG or Rolladour garage door to SLUG

ROOF

- Engineer designed T2 treated pine roof trusses
- Colorbond roof sheeting, fascia and gutters
- 90mm PVC downpipes

EXTERNAL SOFFITS

- 4.5mm painted fibre cement – PVC joint moulds
- 10mm water resistant plasterboard to alfresco ceilings, balcony and patio

INSULATION

- R3.0 batts to ceilings
- R1.0 sisalation to all external walls

INTERNAL LININGS

- 10mm plasterboard linings
- Metal ceiling battens to underside of trusses
- 70mm plaster cornice
- Villaboard to bathrooms and ensuites

DOORS ARCHITRAVES AND SKIRTINGS

- Flush panel hollowcore doors 2040mm high
- Door furniture – Gainsborough 100 series levers
- Door stops to all hung doors
- Sliding vinyl doors to built in wardrobes
- Sliding vinyl doors to linen cupboards
- Melamine shelving to robes and linen
- Skirtings (68mm x 11mm FJ pine-splayed paint grade)
- Architraves (42mm x 11mm FJ pine-splayed paint grade)
- Door jambs (19mm FJ pine paint grade)

CABINETRY

- Postformed laminated tops (Amarind Laminates)
- Flush faced, square edged doors with 2mm PVC edge
- White melamine shelving
- Overhead cupboards as per plan

WATERPROOFING

- Waterproofing of all wet areas to Australian standards

ELECTRICAL

- Metal meterbox with circuit breakers and safety earth leakage system (RCD's)
- 1 light point per bedroom, alfresco and garage, 2 to lounge, family, games and external
- 1 double power point per room (excl WC), 2 to lounge, family, games and kitchen
- 1 single power point for all appliance provisions
- Hardwired smoke detectors as required
- Exhaust fan to bathroom and ensuite vented to roof space
- Isolation switch for wall oven and cook top
- 1 TV point and 1 phone point
- All lighting as per electrical plan (80% energy efficient lighting as per energy efficiency regulations)

INTERNAL STAIRS AND BALLUSTRADE

- Cover grade pine or MDF treads, risers and stringers
- Paint grade handrail, powder coated metal balusters, square painted newel and corner posts

EXTERNAL STAIRS AND BALLUSTRADE

- Painted stringers with hardwood treads
- Powder coated aluminium balustrade

BATHROOM FITTINGS

- Frameless mirror to width of vanity
- Framed shower screens with pivot door
- Stylus chrome plate double towel rail
- Stylus chrome plate toilet roll holder

PLUMBING ITEMS

- Stylus chrome plate 'Venetia' range tap ware
- 'Carboni' counter square vanity basin
- Stylus acrylic 'Maxton' 1525, white bath tub
- 'Majestic' 4S link, white toilet suite

TILING

- Bathroom and ensuite showers 2.0m high
- 600mm splashbacks to kitchen, laundry and over bath
- Skirting tiles to laundry, WC's and bathroom
- Wall, floor tiles (ceramic tiles up to 450x450mm from builders standard range)

PAINTING

- Low VOC 3 coat paint system to all walls and ceilings
- 2 colours allowed for walls, white ceilings
- White base allowed for all paint colours
- Gloss enamel to doors and architraves

APPLIANCES

- Euromaid MFSS8 Electric Multifunction Oven
- Euromaid BCS4 60cm Ceran Cook Top
- Euromaid BRUC5G 60cm Rangehood
- 26lt Instantaneous gas hot water service



Disclaimer - Specifications and inclusions are subject to change without notice. Please check contract documents for complete list of inclusions included in the building contract. This document does not form part of any contract.

For more information

Call 07 5457 6500, view our display home or visit us online.

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