



THOMPSON

SUSTAINABLE HOMES

SPECIFICATION & INCLUSIONS



GENERAL INCLUSIONS

- ☑ Preparation and certification of working drawings
- ☑ Soil test – site classification allowed up to a H1 class site
- ☑ Site contours – house setout survey
- ☑ Construction insurance, payment of building fees
- ☑ Up to 20 lm of stormwater connection and 40 lm of sewer connection
- ☑ 6½ year structural warranty: 12 month maintenance warranty

SERVICES

- ☑ Single phase underground power allowed
- ☑ Water service from meter to home: water connection fee

SLAB – FLOORING

REFER TO PLAN

- ☑ Structural engineering [no piercing allowed]
- ☑ Kordon termite protection to AS3660.1 with 6 year product warranty

EXTERNAL & INTERNAL WALLS

- ☑ Internal ceiling height 2550mm high ceilings throughout
- ☑ Wall claddings from James Hardie's range of cladding products
- ☑ T2 treated pine framing: inspected and certified by structural engineer
- ☑ 90mm studs at 600mm centres (external): 70mm studs at 600mm centres (internal)

ROOF

- ☑ Engineer designed T2 treated pine roof trusses
- ☑ Colorbond roof sheeting, fascia and gutters
- ☑ 90mm PVC round painted downpipes
- ☑ Stormwater disposal to requirements of developer

WINDOWS & SLIDING GLASS DOORS

- ☑ Window furnishing to all windows and sliding glass doors (verticals)
- ☑ Fly screens to all windows and glass sliding doors (external hinged doors excluded)
- ☑ Obscure glazing to wet areas
- ☑ Key lockable windows and sliding glass doors

EXTERNAL SOFFITS

- ☑ 4.5mm painted fibre cement – PVC joint moulds
- ☑ Water resistant plaster board to patio and alfresco ceilings

INSULATION

- ☑ R3.0 batts to ceilings: R1.0 sisalation + R2.0 batts to all external walls
- ☑ Anticon insulation to roof
- ☑ Minimum 6 Star BERS energy rating

INTERNAL LININGS

- ☑ 10mm plasterboard wall and ceiling linings with 75mm cornice
- ☑ Metal ceiling battens to underside of trusses
- ☑ Villaboard to bathrooms and ensuites

DOORS & DOOR FURNITURE

- ☑ Hume 'Newington' range paint grade timber front door - clear glazing
- ☑ Timber external door frames with seals
- ☑ Lockwood series to front door - Nexon Mechanical entry lockset
- ☑ Door stops to all hung doors - 75mm door clip stops
- ☑ Lockwood internal door handles - Velocity series 63mm round
- ☑ Colorbond panelift door with remote controller
- ☑ Flush panel hollowcore doors 2040mm high

INTERNAL STAIRS & BALUSTRADE

WHERE APPLICABLE

- ☑ Cover grade pine or MDF treads, risers and stringers with carpet finish
- ☑ Paint grade handrail, round painted

EXTERNAL BALUSTRADE

WHERE APPLICABLE

- ☑ Powdercoated aluminium balustrade

WATERPROOFING

- ☑ Waterproofing of wet areas and balconies to Australian standard

GLAZING

- ☑ Framed mirror to width of vanity
- ☑ Semi-frameless shower screens with pivot door (600 series)

PAINTING

- ☑ Low VOC 3 coat paint system to all walls and ceilings
- ☑ 2 colours allowed internally, this includes white to ceilings
- ☑ White base allowed for all paint colours
- ☑ Semi gloss enamel to doors, architraves and skirtings
- ☑ 2 colours allowed externally
- ☑ External colours preselected for covenant

ARCHITRAVES, SKIRTINGS & ROBES

- ☑ Sliding vinyl faced doors to built-in wardrobes (refer to plan)
- ☑ Sliding vinyl faced doors to linen cupboards & storage if applicable (refer to plan)
- ☑ Melamine shelving to all robes (1 hat shelf and hanging rod)
- ☑ 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)
- ☑ Melamine shelving to linen & storage if applicable (4 shelves)

CABINETRY

- ☑ Overhead cupboards to kitchen as per plan
- ☑ Reconstituted stone benchtop to kitchen
- ☑ Glass splashback to kitchen
- ☑ Laminated benchtops to bathroom and ensuite
- ☑ White melamine shelving to walk-in pantry, cupboards and laundry (if applicable)

PLUMBING ITEMS

- ☑ Chrome plate tapware 4 Star WELS
- ☑ Square semi-recessed vanity basin
- ☑ Showerheads 3 star WELS
- ☑ Decina Novara tiled bath
- ☑ Caroma 'Roma Link', white toilet suite: 4 Star WELS
- ☑ Double towel rail + toilet roll holder + towel ring
- ☑ Project laundry 45L SS bowl & white metal cabinet

TILING

- ☑ Bathroom and ensuite showers 2.0m high
- ☑ Skirting tiles to laundry, WC's and bathroom / ensuite
- ☑ Splashbacks to laundry, vanities & bath
- ☑ Wall, floor tiles (ceramic tiles up to 450x450mm) from silver range

APPLIANCES

- ☑ Euromaid ES7 electric multifunction oven
- ☑ Euromaid 60cm ceran cooktop BCS4
- ☑ Euromaid RS6S 60cm slide-out ducted rangehood
- ☑ Bosch dishwasher 3.5* energy rating and 4* water rating

FLOORCOVERINGS

WHERE INCLUDED

- ☑ Carpets to bedrooms and separate lounge / media - where applicable
- ☑ Ceramic tiles to living areas and patio
- ☑ Broomed concrete to alfresco

ELECTRICAL

- ☑ Split system reverse cycle air-conditioner to main living area
- ☑ Meter box with circuit breakers + safety earth leakage system (RCD's)
- ☑ Hardwired smoke detectors (to comply with legislation)
- ☑ Isolation switch for electric wall oven and cook top
- ☑ 1 TV point, 1 phone point and 1 data point
- ☑ All lighting as per electrical plan (100% energy efficient lighting)
- ☑ Heat pump unit hot water service
- ☑ White ceiling fans throughout as per electrical plan

ADDITIONAL EXTERNAL

- ☑ Lift up clothesline
- ☑ Rendered letterbox (if applicable)
- ☑ 50% neighbourhood share fencing to suit covenant
- ☑ Turf and landscaping allowance to suit minimum lot size (including up to 200mm fill across site)

NOTE

- ☑ Site classification and wind loading vary with building zone
- ☑ Builder has allowed a typical classification for each area
- ☑ Acoustics as required (confirm with builder if required in your estate)



THOMPSON
SUSTAINABLE HOMES