



# ELCOM HOMES STANDARD INCLUSIONS

*At Elcom Homes we pride ourselves on offering our clients a professional and honest service while maintaining the highest level of outstanding customer service and reliability!*

# ELCOM HOMES

## Are you getting value for your money?

*So you've made the exciting decision to build a new home... now it's time to get to business!*

Chances are, this project is something you've been planning and saving towards for some time, so it's important that you receive a quality outcome for your money. Without in-depth knowledge into the building industry, it can be tricky to choose the right builder and really know that you're getting good value.

To help you out in this decision making, we've put together a comprehensive list of all our inclusions to look out for. Covering everything from interior design, to site preparation, skirting, kitchen drawers and more!

By using this brochure, you'll be able to easily compare quotes and find the best suited builder for your needs. We hope this helps!

*Of course, if you have any questions just reach out to our team and we'll be happy to help!*

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## Compare apples for apples!

### DESIGN

Preparation of building plans and specifications

One-off BASIX assessment

Water Boards Standard connection fees

Long Service Levy

Standard CDC application and approval fees

Mandatory inspection fees and occupation certificate

6 hrs with our interior designer for internal & external selections

Homeowners Warranty (HBCF) Insurance

Workers Compensation and Public Liability Certificate of Currency

### SITE PREPARATION & FOUNDATIONS

Standard allowance for sediment control barrier system as required

Temporary onsite toilet and security fence up to 36 weeks

Temporary single phase power supply during construction

Site preparation and machine hire to cut and fill up to 500mm across site

Allowance of 35 lineal metres for concrete piers of 450mm diameter with 32mpa concrete

Engineer designed 300mm concrete slab with 225mm waffle pods to suit moderate reactive soil classifications

Provide 10 lineal metres at 1.2m deep for service connections including water, sewer, stormwater and underground electricity (single phase)

### EXTERNAL INCLUSIONS

90mm x 45mm termite treated timber frames conventionally cut onsite

PGH bricks with off-white mortar - selection from the following ranges: Elements, Townhouse, Summerville, Foundations, Palazzo, Desert and Highlands or Hebal - Power Panel rendered and painted finish

Termite treatment system including slab penetrations and perimeter

ColorBond® metal roofing in standard colours

Ace Gutters fascia and gutter with 90mm painted PVC down pipes

Bradnam's Windows - 52mm aluminium framed windows in standard glazing with locks, keys and mesh fly screens

Bradnam's Windows - 100mm aluminium framed sliding doors in standard glazing with locks, keys and mesh fly screens

B&D panel lift automatic garage door in smooth finish with opening height of 240mm

Hume Doors & Timber - Savoy range - 1200mm(W)x2340mm(H) entry door

45sqm of plain concrete in coat finish for driveway

## INTERNAL INCLUSIONS

Taubmans 3 coat paint system

2700mm ceiling height ground floor

2550mm ceiling height first floor

Staircase (up to 1m wide) with painted pine 90x90mm newel post and 60x45mm oval handrail in MDF finish and carpet finished treads

10mm Plasterboard linings to wall and ceilings with 3 step cornice or shadow line finish excluding wardrobes, wet areas, powder room and garage to be square set

Hume Doors & Timber - Accent range - 2340mm x 35mm internal doors

90mm skirting on ground and first floor

90mm architrave on all doors and window openings

Gainsborough - G4 series - internal door handles

WIR based on 6 metres of U-shaped cabinetry in white melamine, 2 sets of draws, 12 shelves and hanging rails x2 for his and hers

Wardrobes based on 6 x shelves and hanging rails including 1 x banks of 4 drawers with 3 shelves above and 2 mirror sliding doors

Linen cupboard to include 4 fixed shelves

CTM Flooring - \$33 per m2 tile allowance for ground floor

CTM Flooring - standard range - carpet selection for first floor

Full height wall tiles in ensuite, all bathrooms and powder rooms

300mm skirting tile in laundry

All floor waste smart tile inserts

## LAUNDRY (UP TO 1M) FEATURES

20mm stone bench top to match kitchen

Polyurethane or laminate feature doors

Soft close doors and draws

All doors to have finger pull (no handles)

Single bowel, undermount 304 grade handmade stainless steel

Pull out gooseneck mixer

Tiled splash back in standard colours

## KITCHEN FEATURES

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40mm stone bench top including island bench and waterfall edges

Polyurethane or laminate feature doors

Soft close doors and draws

All doors and draws to have finger pull (no handles)

Double bowl, undermount 304 grade handmade stainless-steel sink

Pull out gooseneck mixer in polished Chrome

900mm gas or electric cooktop Fisher & Paykel

900mm electric oven Fisher & Paykel

900mm undermount rangehood Fisher & Paykel

600mm dishwasher Fisher & Paykel

Provisions for microwave space

Glass splash back in standard colours

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## BATHROOM & ENSUITE FEATURES

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Custom-made wall hung vanity 750mm in main bathroom and 1200mm in ensuite

20mm stone for vanities to match kitchen

Soft close doors and draws

All doors to have finger pull (no handles)

Round gloss white ceramic above counter wash basin for vanities

Modern basin mixer in chrome finish for vanities

Modern bath mixer and spout in chrome finish

Modern in wall shower mixer in chrome finish

Shower rose/head or rail in chrome finish

1700mm free standing bath

Back to wall ceramic toilet suite with soft close seat

Semi-frameless, clear laminated safety glass shower screen

Toilet roll holder, towel rail and towel ring

Custom mirror to suit vanity size

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## ELECTRICAL FEATURES

2 TV / data points

Down lights throughout

Stainless steel up and down external lighting x 6

Internal wiring compatible with NBN

Smoke alarms as required

Bosch alarm with 3 internal sensors and 1 control panel

Micron colour intercom with 1 internal control panel

## AC & MECHANICAL VENTILATION

Daikin AC (ducted) with up to 12 outlets with day/night zones

All wet areas to have ducted ventilation into roof space

Kitchen rangehood and laundry to be externally ducted

## BASIX - INCLUSIONS

1 x Bosch 26L instantaneous hot water system

3000 litres Slimline rainwater tank

External walls insulated with R-2.5 glass-wool batts

Ceiling insulated with R-3.0 glass-wool batts

Weather strip to entry and laundry door

Single folding frame clothesline