Great Western Custom Homes

Let’s Construct Dream Together

Builder: Great Western Custom Homes Pty Ltd
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Document: Standard Home Building Inclusions Specifications

Pre-Construction / Site Preparation

- Preparation of plans for Council/PCA lodgement including engineering plans
- Architectural design & CDC Approval
- Stormwater/Hydraulic Design by accredited engineer
- Preparation of contracts and specifications
- Homeowners Warranty Certificate & Public Liability Insurance
- Contour Survey & BASIX Certificate
- Standard Soil Test & Temporary fences hire from day of excavation
- Toilet hire, Sediment fence, and Scaffolding hire (if required)

Slab & Foundation

- Site preparation and levelling including machine hire for cut and concrete slab as designed by engineer
- Concrete pump hire for concrete slab
- Under slab Piering up to 80 linear metres
- Sewer connection to main within 8 metres from boundary
- Single phase electrical meter & Telstra conduit run-in up to 10 metres within boundary
- Underground water service to house from existing water Mains/near side water
- Remove excess Soil from Excavation and Underground Services – strictly up to 3 loads
- Storm water drainage (as per plan) & Peg out survey
- Supply and install waffle pod, steel, steel mesh and structural fittings
- Waffle Pod Concrete Slab as per structural engineer plan

Underground Connections & Termite Protection

- Sewer preparation to main up to 15 m
- Underground water service up to 15 m
- Termite barrier to perimeter of house and slab penetrations to AS3660.1

Frames and Steel Beams

- Standard timber frames and trusses as per Australian standard
- Steel Beam and posts as per engineer’s specification

- Ground floor ceiling height 2.7m
- First floor ceiling height 2.6m
- H2 Treated pine 90 x 45
- 450 mm Eaves if applicable

Brickwork & Windows

- PGH Face brick or Austral Bricks as per plan to be selected from within GW builder's range
- Standard size Powder coated Aluminium windows and doors, single sliding with clear glass
- Aluminium windows keyed alike with fly screens to all openable windows
- Aluminium frame fly screen door with nylon mesh to 3 x sliding/stacker doors

Roof, Fascia and Gutter

- Quality concrete roof tiles or quality metal roof from GWC Home's catalogue
- High density roof sarking or 52mm anticon roof blanket if metal roof
- Metal fascia and gutter as per plan from GWC Home's catalogue

Internal Inclusions (Gyprock & Cornice)

- 10mm Plasterboard ceilings and walls with 90mm standard cornice throughout
- 1 x niche in each shower area
- Villa board sheeting for bathroom wet areas
- Plaster joins and corners with approved base coat and topping coat

Plumbing, Drainage & Hot Water

- All Plumbing and Drainage as per Australian Standard with Energy Star rated tapware
- 2 x Garden taps (1x Fresh Water & 1x Rainwater)
- 1 x Above ground poly rainwater tank as per BASIX requirements
- Dedicated water point for refrigerator
- 1 x Instantaneous gas hot water system (26L/min) mounted on brick wall
- Standard Round PVC Downpipes & 2 x Gas points

Electrical & Security System

- Up to 60 long-lasting LED Downlights inside the house
- 1 x Sensor light in front entrance
- Up to 40 x Double power points, 2 x Data/Telephone points, 2 x TV points & Digital Antenna
- Electrical safety switches in meter box & Hardwired smoke sensors with battery backup
- 1 x 3-in-1 Heat/Lamp/Fan unit in each bathroom and ensuite
- 4 x Footer lights (Double story house only) & Doorbell from builder range
- Security Alarm System: 1 x Keypad & 2 x Motion Sensors

Air Conditioning & Garage Door

- 1 x 16kW Reverse Cycle Ducted Air Conditioning with 4 zones (Actron brand - up to 8 outlets)
- Standard sectional garage door with 2 x remotes from GWC Home’s catalogue

Stairs, Doors, Skirting & Architraves

- MDF stinger stairs and treads with Hybrid Flooring raisers (/sqm allowance)
- Entrance Door: 1 x 1200mm wide premium entrance door from GWC Home’s catalogue
- Framed Sliding mirror doors to all built-in robes
- Standard Internal doors 2340mm high with privacy locks and door stoppers
- Standard half splayed 65mm skirting boards and 65mm wide architraves

Tiling, Waterproofing & Bathroom Fittings

- Downstairs, wet areas upstairs, balcony, alfresco and porch tiling (excludes garage)
- 1200 x 600 porcelain floor tiles (/sqm allowance) & full-height bathroom wall tiling
- Polished edge mirrors over vanities & 3 x Wall hung vanities (20mm stone benchtop)
- 3 x Rimless tornado soft-close toilets & 2 x Semi-frameless shower screens
- Chrome / Black metal taps, smart square wastes, and 1 x Freestanding bathtub
- Full waterproofing to all wet areas compliant with Australian Standards

Gourmet Kitchen & Butler’s Pantry

- Up to 3 linear metres of overhead and underbench cupboards with 1.2m wide island bench & waterfall
- Polytech kitchen cupboards with Matt finish & Pencil edge / Finger pull profiles
- Up to 3 x utensil drawers & Double bowl undermount sink in BTLR area
- Glass splashback in builder’s color range & 20mm Stone Benchtop
- Butler’s Pantry: Open shelving, 600mm Westinghouse gas cooktop & single bowl sink

Appliances & Completion Warranties

- Westinghouse Kitchen Appliances Package: 900mm Cooktop, Rangehood, Oven & 600mm Dishwasher (allowance)
- Coloured plain concrete driveway included
- Full internal and external house clean & site clean
- 6 Years Structural Warranty & 90 Days Maintenance Period
- PCA certification, Electrical, Plumbing, Termite, Waterproofing, and Glazing Certificates