

McCarthy Homes

STANDARD INCLUSION LIST

McCarthy Homes **INCLUDES** with **EVERY** new home:

PRELIMINARIES

Site inspection..... included
Soil test included
Engineering slab/footing design..... included
Plans/specifications/energy rating..... included
Building permits & insurance's..... included

FOUNDATIONS

Concrete raft slab, assumed class 'S' included

FRAME (Framesure Blue 25yr termite guarantee)

90mm Pine frame @ 450mm centres..... included
Timber roof trusses @ 900mm centres ... included

CEILING HEIGHT 2.4m (8ft)

COLORBOND IRON ROOF

Colorbond quad guttering included
Colorbond fascia..... included

BRICKWORK

..... Category 1
Sills brick
Brickwork above windows/doors..... included

WINDOWS

Aluminium sliding
Flyscreens & key-locks..... included

INSULATION

Sisalation to walls & roof..... included
R3.5 Batts insulation to ceilings..... included
R2.0 Batts insulation to external walls..... included

EXTERNAL DOORS

Entrance – solid panel feature door included
Side-lite clear glass
Rear flush panel

INTERNAL DOORS Flush panel

DOOR FURNITURE

External -Gainsborough 'Governor' included
Internal –'Whitehall'..... included

ROBES

Doors 2.4m sliding vinyl
Shelves..... 1 & hanging rail

ARCHITRAVE..... 67mm MDF Splayed

SKIRTING..... 92mm MDF Splayed

ELECTRICAL

An abundance of light & power points included
Earth leakage safety system..... included
Smoke detectors included
Phone and TV points (2 each)..... included

HOT WATER SYSTEM

Natural Gas 135L / 170L

HEATING - GAS DUCTED to all living areas, & bedrooms

COOLING - EVAPORATIVE..... to all living areas, & bedrooms

KITCHEN

Post-formed laminate bench tops..... included
Cupboards..... laminate finish
- Pot drawers in Wall Oven tower included
- Utility drawers..... included
- White melamine interior..... included
- Overhead cupboards & pantry..... included
- Sink..... 1 3/4 bowl S/S
Electric wall oven..... Technika
Gas hot plates Technika
Rangehood (ducted) Technika
Dishwasher Technika

BATHROOM, WC & ENSUITE

Vanity bench tops and doors postformed laminate
Vanity basin Raymor 'Coral'
Showerbase polymarble
Shower screen and pivot door clear laminate glass
Spa (if represented on plan)..... included
Bath Raymor 'ARUBA 1675'
Towel rails & soap holders Raymor 'Atlanta'
Mirror 900h x vanity width
Toilet suite 'Bella Plus Link'
Toilet roll holders..... Raymor 'Atlanta'

LAUNDRY

Trough..... Yakka S/Steel 46L
Linen cupboard..... included as per plan

TAPWARE

External - 3 brass taps included
Kitchen & Laundry Flickmixer..... Raymor 'Tapac'
Bathroom/ensuite/pwdr room/laundry.... Raymor 'Tapac' Mixer

FLOOR COVERINGS

Carpet (to \$40/m²) selected living areas
Ceramic tiling selected living & wet areas
(from McCarthy Homes selections)
2.0m high in shower, 200mm above vanities, 400mm above bath/spa
300mm over laundry bench, kitchen splashback 600mm above bench

PLASTERING

Walls & ceilings – 10mm board..... included
Villaboard to wet areas included
Cornice 55mm cove

2000L WATER TANK & PUMP included

Connection to W.C's included

PAINTING

Walls - 1 colour - low sheen finish included
Ceilings & internal doors- 1 colour included
Woodwork - 1 colour - satin enamel..... included
External door - 2 colours..... included

GARAGE

Concrete Floor included
Plaster lined ceiling with brick and pier walls.

VERANDAH & ALFRESCO

Square dressed posts..... as per plan
Concrete Floor included

As all McCarthy Homes are customised to your requirements, you can change any of these inclusions to your requirements, and the price is adjusted accordingly. We also provide a free colour consultancy & decorator service to assist you with selections.

An extensive range of options are available including higher ceilings, eaves, ducted vacuum, security system, alternative hot water systems, rainwater tanks, tapware, fixtures and fittings, decorative plaster work, alternative facades, rendering, low energy glass options, reverse cycle heating & cooling, landscaping etc

Connections are included to a standard size block with a setback distance of 5m. Site works are included with fall of 600mm & cut to a level site. Foundations included as Class 'S' raft slab (standard configuration).

House prices are subject to energy rating requirements and soil test & engineers design. Planning permits and Bushfire Attack Levels (BAL's) may also affect pricing.