



# Standard Inclusions List

FOR

Sessions Builders Home Designs.





## General:

- Member of HIA & MBA Associations
- Regional Builder for Goulburn Valley & Murray Areas
- Dealing direct with a local Builder for a personalised service
- Access to the best local trades and suppliers
- 6 Year Structural Guarantee

## Documentation:

- Full Working Drawings for a Building Permit Issue
- Specifications and Full Contract Documentation
- Building Permit
- Soil Classification Report – Based on Class 'S', 'M' or 'MD'
- First Rate, 6 Star Energy Report
- Engineering (footing & foundation design) Drawings and Structural Computations
- Home Owners Warranty Insurance
- Bushfire Attack Level Assessment Report 'BAL'
- One full day (8 hours) for Colour selections (additional hours will be an extra cost per hour)

## Services: Connections by builder to Points provided: (Standard Setback applies)

- Power: Allowance of 10LM from Power Pit to Meter Box; If blocks are above 950sqm Power pits can be further to home site and length and cost can only be determined upon site inspection.
- Power: Single Phase Power (3 Phase Power will be quoted individually, extra costs may apply).
- Power supplier Connection Fee: By Owner
- Mains Water: Water Tapping (same side of street only) and line to house; OR Connections to Water tanks up to 8m from home
- Stormwater: 100mm Stormwater to legal point of discharge, within 8m from home
- Sewer: To legal tie point, up to a 950sqm house block
- Telstra: Lead in line from pit to house and pre-wire to home (first point only), if NBN is not available
- NBN: Connections to home, up to (2) two points, with one to the garage; only if available
- Mains Gas: Line from mains to house up to 20m connected by local authority

## Site Works:

Up to 300mm cut / fill allowed in quote and excess soil to remain on site.

## Concrete Slab:

Main Floor: Concrete Slab based on Class 'MD' Design & Concrete pump allowed

Shop 1. 228-234 High Street. Shepparton.3630  
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## Pitch, Frame & Exterior Walls:

- Brick veneer construction with 2400mm (8' foot) ceiling height to all single storey homes (plan specific).
- 90mm Termite Treated (T2) timber wall framing, with studs at 500mm centres
- Termite Treated (T2) roof trusses at 600mm centres, based on a Tiled Roof
- Termite Treated (T2) roof trusses at 900mm centres, based on an Iron Roof (plan specific).
- Roof pitch is plan specific and range from 20, 22.5 & 25 degree pitch on all our homes.

## Termite Treatment:

- Part 'A' Termite Treatment - collars to all slab penetrations.
- (T2) Termite Treated frame and trusses

## Concrete Roof Tiles:

- **Boral** - Macquarie Profile
- **Standard Colours:** Barley stone, Blue Dusk, Classic Red, Dark Chocolate, Twilight, Terra Rossa, Ever Green, Gun Metal, Ebony & Walnut.



## Colourbond Fascia, Spouting & Downpipes:

- **Standard Colours:** Surf mist, Evening Haze, Shale Grey, Classic Cream, Dune, Wind spray, Pale Eucalypt, Paperbark, Ironstone, Jasper, Woodland Grey, Deep Ocean, Cottage Green, Manor Red, Monument.
- **NEW Colourbond Colours:** Terrain, Mangrove, Gully, Cove, Basalt, Wallaby & Night Sky.
- Colourbond 100mmX50mm downpipes as shown on plans.
- Painted PVC Downpipes connections to Rain Water Tanks

## Colourbond Roof – Not a Standard, Plan Specific Only

- **Standard Colours:** Surf mist, Evening Haze, Shale Grey, Classic Cream, Dune, Wind spray, Pale Eucalypt, Paperbark, Ironstone, Jasper, Woodland Grey, Deep Ocean, Cottage Green, Manor Red, Monument.
- **NEW Colourbond Colours:** Terrain, Mangrove, Gully, Cove, Basalt, Wallaby & Night Sky.
- Will be Unlined unless specified
- Colourbond Slotted Quad Spout as per plans
- Colourbond Valleys as per plans



**\*\*Please speak to Sessions Staff  
about including this into the price of  
your new home.**

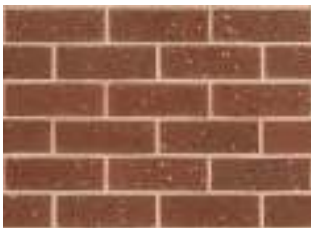
## Ceiling Heights:

- **2440mm (8' Foot):** for all single story homes.
- **2550mm (8'6" Foot):** to ground floor of all double storey designs & 2400mm to first floor.  
(Other heights available Plan Specific)

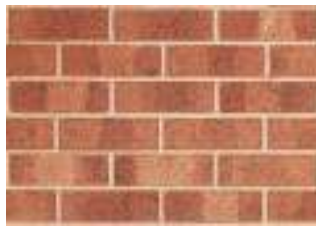
**Brickwork:** Selection: Category #1 Range (see below). 76mm (h) Bricks size.

Please Note: Standard Range of bricks may change at any time without notice: confirmation with colour consultant will be given during colour selection process.

**PGH:** (Please Note: All colours can vary due to clays & batch variations)



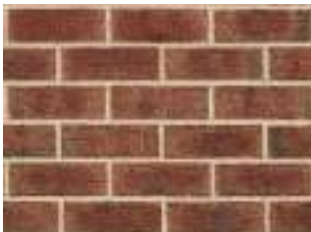
**MERBAU**



**BRUSHWOOD**



**JARRAH**



**KURRAJONG**



**TANAMI**



**GYPSY ROSE**



Ironed/Rolled  
Joint

**Single Brick:** Standard to entire home

- Brick on edge to all window and door sills.
- Natural Sand Mortar joints with a rolled/iron finish.
- Brick in-fills above all windows and garage doors
- Brick Piers 350mm x 350mm with concealed 50mm x 50mm Steel Dura Gal post – Plan specific



## Weatherboard:



**Weatherboard** – Profile: Classic Smooth 300mm

## Windows:



- Clear Safety Glass 'BAL LOW RATING'
- Powder coated aluminium framed with black hardware.
- Aluminium framed flyscreens to all openings 'BAL LOW RATING'
- Aluminium Fly doors with Diamond Grill & Aluminium mesh to all sliding door 'BAL LOW RATING'
- Window locks to all opening sashes.
- **Colours:** Surf Mist, Dune, Paperbark, Ultra Silver Gloss, Custom Black Low sheen, Deep Ocean, Pearl White Gloss, Woodland Grey, Primrose Gloss, Jasper, White Birch Gloss & Monument Matt.
- **Obscure Glass:** Standard to all Bathrooms, Ensuite and Toilets unless specified
- **Glass Tints and other Glazing options:** Available upon request as an optional upgrade or to meet 6 Star Energy Rating Requirements
- **Bush Fire Attack Level (BAL) Assessment Report will confirm BAL Rating and all glazing and mesh types. (Extra costs may apply)**

## Insulation:

- R3.5 Batts to the Ceiling of the Home ONLY (not over Garage and alfresco ceilings)
- R1.5 Batts and R1.3 reflective foil to all external walls of the home (not Garage)
- R1.5 Batts to internal wall dividing Home and Garage

**Note: Insulation subject to final 6 Star Energy Rating Report.**

## Garage Vehicle Door:

- **B&D Roller motorised Door:** Standard set opening of 2100mm height and 4800 width
  - Including 2 remotes & 1 wireless button
- **Colours: Standard Colours:** Surf mist, Evening Haze, Shale Grey, Classic Cream, Dune, Wind spray, Pale Eucalypt, Paperbark, Ironstone, Jasper, Woodland Grey, Deep Ocean, Cottage Green, Manor Red, Monument.

## Alfresco – Not a Standard, Plan Specific Only:

- Under Main Roof line
- WR (Water Resistance) Plaster lined Ceiling

**\*\*Please speak to Sessions Staff about including this into the price of your new home.**

## Porticos – Plans Specific:

- Under Main Roof line
- Lined Cement Sheet Ceiling

## Verandah Options – Not Standard, Plan Specific Only:

- **Tiled Verandah:**
  - Lined Verandah with sarking
  - Minimum on 17 degrees pitch
  - 2100mm clearance between concrete and Verandah
  - No concrete allowed under Verandah
- **Iron Verandah:**
  - In roofline will be quoted with a lined cement sheeting and sarking
  - Skillion & drop down would be unlined. No sarking.
  - Minimum of 5 degrees pitch
  - 2100mm clearance between concrete and Verandah
  - Bullnose is an optional extra minimum ceiling height is 2550mm
  - No concrete paving allowed under the Verandah's
- **Verandah Posts:**
  - 88mm x 88mm Square Treated Pine Posts; with galvanised stirrups – Plan specific

**\*\*Please speak to Sessions Staff about including this into the price of your new home.**

## Plastering:

- Ceiling heights of 2400mm / 2550mm / 2700mm (plan specific)
- Unispan Plasterboard Ceilings, fixed to metal battens at 450mm centres.
- 10mm Plasterboard to walls.
- 10mm WR (water resistance) Plasterboard to all wet areas and Villa board to Shower walls.
- 75mm Standard cove cornice throughout home.
- Garage Ceilings & Walls
- Metal Battens throughout the whole home, including garage & alfresco.



## Fixtures and Fittings:

- **Toilet/s:** Posh Solus Concorde Connector Toilet Suite
- **Vanity Basin/s:** Posh Base Insert vanity Basin with standard plug & waste standard plug & waste
- **Vanity Tapware:** Posh Bristol MKII mixer (1TH) or Posh Bristol Taps set (3TH)
- **Kitchen Sink:** Posh Solus MKII 1200 inset (1 ¾ bowl) with drainer waste
- **Kitchen Mixer:** Posh Bristol MKII Kitchen Sink Mixer
- **Bath:** Posh Solus MKII Rectangular Bath 1675x755 with standard plug & waste (White)
- **Bath Tapware:** Posh Bristol MKII Bath Set with spout 160mm **OR Bath Outlet & Mixer :** VIVID Bath Spout 160mm & Posh Bristol MKII Bath/Shower mixer
- **Shower base/s:** Marble trend EVO 900x900 with standard drain
- **Shower screen/s:** Standard Framed Shower Screen & Pivot Door, 1800mm (H) with Clear Safety Glass.
  - Frame Colours: Bright Silver, Matt Silver.
  - With a 25mm Chrome Knob Handle.
- **Shower Set:** Posh Bristol MKII Shower Set with Shower rose
- **Laundry Trough:** Posh Solus 45L Insert with a standard plug & waste **or** (plan specific)  
Posh Kensington 45L Laundry Cabinet with a standard plug & waste
- **Laundry Mixer:** Posh Bristol MKII Sink Mixer
- **Laundry Washing Machine Stops:** Posh Bristol Washing Machine Stops (above sink)

## Bathroom, Toilet & Ensuite Accessories:

- Towel Rails – Phoenix Festival Double Towel rail 760mm : one to bathroom one to Ensuite (Plan specific)
- Toilet Roll Holder –Phoenix Festival Toilet Roll Holder : one to each toilet
- Towel Holder – Phoenix Festival Guest Towel Holder: One to each Powder Room (Plan Specific)



Shower Base



Bath 1675x760



Standard Toilet



Insert Vanity Basin



Basin Set



Basin Mixer



Bath Set



Shower Set



Wall Mixer



Bath Spout



Standard Shower  
Screen Pivot Door



Insert Laundry Trough

or



Free Standing Trough



Vanity Basin Waste/s



Standard Machine Stops  
Kitchen Sink



Posh Solus 1200 Insert 1&<sup>3</sup>/<sub>4</sub>



Kitchen & Laundry Sink Tap



Double Towel Rail



Toilet Roll Holder



Guest Towel Holder



25mm Shower Knob Chrome



## Joinery (Kitchen, Laundry, Ensuite and Bathroom):

- Laminate Rolled Edge mould Tops: profiles from (10x10): in Laminex Diamond Gloss or Natural Finishes
- Lamiwood Laminate Doors – Laminex Natural Finish
- Kitchen and Laundry bench heights standard to 900mm
- Soft Close Runners & Soft Close Hinges to all Kitchen Cabinetry Only
- Overhead cupboards to Kitchen and Fridge – plan specific
- 1 bank of 4 cutlery drawers to Kitchen (up to 450mm wide)
- Standard drawer runners
- Cabinetry Handles: Selection from Standard Range
- Overhead cupboards will be on wall above Hotplates with a slide out range hood
- Ensuite, Bathroom and Powder Room Vanities bench heights standard to 800mm including kicker, with one bank of 3 draws (Where applicable to fit).

## Mirror/s and Showerscreen:

- Polished Edge Mirrors: To Bathroom, Ensuite and Powder Room – Plans Specific  
To match the height of shower frame & length of Vanity, above a 300mm (H) tile splashback
- Aluminium Framed Shower Screen –Standard Framed Shower Screen & Pivot Door, Clear Safety Glass.  
Standard Size depicted in plan.
  - Frame Colours: Bright Silver, Matt Silver
  - With a 25mm Knob



## Hot Water Service:

- Neopower Evacuated Tube Solar Hot Water System – Gas Boosted Unit - 250 Litre with 25 Tubes
- Neopower Evacuated Tube Solar Hot Water System – Electric Boosted Unit – 315 Litre with 25 Tubes.  
(Available only for homes without Natural Gas)



## Appliances: Standard 600mm

- Technika TO66PSS-5                      600mm Stainless Steel Oven
- Technika H640XPRO                      600mm Gas Stainless Steel Cooktop
- Technika SL10160ISS-4                      600mm slide-out Range hood



## Architraves & Skirting:

**MDF 67mmx18mm: All Skirts and Architraves throughout the home**



Bullnose

Lambs Tongue

Colonial

Half Splayed

Bevelled

**MDF other sizes 92mm up to 140mm are available on client request**

## Doors (internal) - hinged:

- 2040mm (H) x 820mm (W) x 35mm (D) Flush Panel
- 2040mm (H) x 820mm (W) x 35mm (D) Four Panel



Moulded Panel Wood Grain Skin only for 4 Panel doors only.

FLUSH

4 PANEL

## Classic Front Door - hinged:

- 2040mm (H) X 820mm (W) x 40mm (D) - Hume Sandgate Range (Duracoat Only)
- Clear Glass to windowed doors, Leadlight is available on Client request
- Clear glazed Sidelight - Plans Specific only
- Painted Doors only; Stained Doors available on Client request



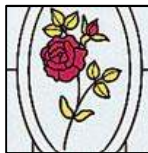
SG6

SG9



Duracoat Door

Available Sidelight glazing options – plan specific only



Clear Glass

Black Orchid  
Frosted

Rose Bud  
Frosted

Kookaburra  
Jewel Frosted

## Modern Front Door - hinged:

- 2040mm (H) X 820mm (W) x 40mm - Hume Newington Range (Duracoat Only)
- Clear Glass to windowed doors, other glass is available on request
- Sidelights - Plans Specific only
- Painted Doors only; Stained Doors available on Client request



XN1



XN2



XN5



Door Jamb Sidelight with Clear Glass as shown – Plan Specific



Duracoat Door



## Exterior Doors: Garage and Laundry - Plan Specific

- 2040mm (H) x 820mm (W) x 40mm (D) Flush Panel



## Door Stops:



Cushion Stops: White in Colour; Fitted to wall behind every swinging door



## Door Furniture:

### Gainsborough Entrance Set:

- To all Entrance Doors: Gainsborough Terrace Entrance Set



### Internal Handles and Flush Pulls:

#### Gainsborough: G2 Product Range.

One handle to each set of opening internal swinging or sliding door, with allowance for two (2) privacy functions, to selected areas. **Finishes:** **BC** Bright Chrome, **BG** Bright Gold, **SC** Satin Chrome.

**Passage Set Traditional:** Outline BC, BG, SC, Sovereign BC, SC, Windsor BC, SC.



Privacy Function Available.

- **Passage Set Contemporary:** Angular BC, SC, Precise BC, SC, Align BC, SC.



Privacy Function Available.

- **Gainsborough Diplomat Series** BC, BGT, SC. Small, Medium & Large Sizes.



NO Privacy Function available, perfect for Opening Cupboard doors only

- **Gainsborough Flush Pulls – for Cavity Sliders:** **390** (curved) BC, BG, SC or **392** (square) BC, BG, SC.



No Privacy Function available, For Cavity Sliding Doors only

## Doors - robes:

- Sliding doors, framed plaster 2160mm (H)- plan specific  
**Frame & Track Colour:** White, White Birch, Barley, Matt Silver & Polished Silver.
- Swinging Doors, Flush or Four Panel up to 2040mm (H)- plan specific



## Shelving, Robes - Bedrooms:

- 1 x Single melamine shelf @ 1650mm high with hanging rail.

## Shelving, Linen and Pantry:

- 4 x fixed melamine shelves

## **Tiling:** Selection of Ceramic Floor tiles from Sessions Builders Supplier.

### **Floor:**

Supply and installation of tiling to: Laundry, Bathroom, Ensuite and WC (if applicable)

- 100mm tile skirting to all wet areas

### **Walls:**

Supply and installation of tiling to: Kitchen Splashback, Laundry, Bathroom, Ensuite and Powder room (if applicable).

- To shower enclosure up to 2000mm H and to the width of Shower, depending on height of tiles – Plan Specific
- 600mm (H) around Bath and to Laundry Splashback
- 300mm (H) above vanity unit in Ensuite, bathroom, and powder room (if applicable)
- Kitchen tiled Splash back maximum height of 600mm. (Tiling behind a Canopy range hood is extra).

### **Floor & Wall Tile Materials & Sizes:**

- Selection of Ceramic tiles up to size 500x500mm will be made available from our Sessions Standard Range
- Tiles Larger than 500 x 500mm, ie: 600x600 will need 20% more tiles for waste/ cuts and extra tile Charges to lay will apply.
- Porcelain Labour and Boarder tiles and Labour are not within standard range of selection. Selection of Porcelain tiles, will incur extra labour costs and additional charges, above standard price will apply.

## **Waterproofing:**

- Floors and walls to wet areas to comply with Waterproofing Australian Standards Code AS3740

## Electrical:

- Standard Light Point/s: one to each room with batten holder and globe only, fitting of batten fix fittings included. (Anything that needs to be assembled, will be charged out by the electrician, costs will vary on light fittings).
- Double Power Points x2 per room; Master has x3 Double Power Points
- Dishwasher Point
- TV Point/s x 3
- Telephone Point or NBN Provision - if applicable
- XL Tastics 4 heat lamp to Bathroom & Ensuite
- Smoke Detectors as per Australian Standards
- External Meter box
- External Light Points x 1 to each external door which does include 1 to porch or front Verandah & 1 to alfresco ceiling if applicable & only 1 light point to 2 external doors within 6 meters of each other.
- External Double Power Point x1 (+1 for solar hot water if applicable)
- Rooms (internal) over 25m<sup>2</sup> will have 2 light points
- One light point to garage + 1x double power point

## Painting – Internal:

- Berger Paint colours
- **3 coat system** One Colour Selection  
Walls: Low Sheen (*some lighter colours may require an additional coat at an extra cost*)  
Ceiling: Super cover Flat. One Colour Selection
- **3 coat Semi-Gloss system** to internal doors, front door and window jambs, architraves and skirting.  
One Colour Selection

## Painting – External:

- **2 coats** Exterior low sheen Paint to exterior timber work and or metal work are required
- **Staining:** To be quoted: Extra costs may apply

## Central Heating Unit (in ceiling):

- Bonaire MB3 M Series 3 star unit, with wall mounted Slimline digital thermostat

## External Taps: (where town water is available)

- 2 x Taps to be located on the house (excluding acreage homes)
- 1 x Tap to be located near the water meter (excluding acreage homes)
- Unless garden & external taps are connected to stock and domestic water or on rain water, external taps are responsibility of owner.





### **House Clean:**

- Builders clean of your NEW Sessions Family Home upon completion.

### **Site Clean:**

- Site will be cleaned of any building material upon completion of home (Excluding Soil from Excavation)

### **Supply of own fixtures and fittings:**

Sessions Builders no longer allows supplied fixtures and fittings to your Sessions built home and reserves the right refusal of any items supplied.

### **Supply of own Appliances:**

Increased Fees and charges will apply.

### **Building Works:**

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- **Power:** Please note power must be connected to your building site before any building works can commence
- **Water:** Rural blocks must have available a clean water supply to the building site or a minimum 1000 litre water tank maintained with clean water at all times

*\*NOTE: This inclusions list is specific for Sessions Builders P/L range of new homes ONLY. Price includes 6-star rating for the 'building fabric', final costing for specific sites will need to be determined on an individual basis as a building orientation can affect the overall rating. Sessions Builders P/L reserves the right to vary or substitute items or brand names according to availability.*

*List effective from: 10-05-2019*

**DISCLAIMER:** *Sessions Standard Inclusions Range is updated regularly therefore some items may be different to those depicted in Standard Inclusions. The Above information is correct at time of printing and maybe subject to change without any further reference.*

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We/I the client/s \_\_\_\_\_ authorise selection of the following Sessions Builders Pty Ltd, Standard Inclusions List together with our quotation dated \_\_\_\_\_ the month of \_\_\_\_\_ and year of \_\_\_\_\_.

Clients Name: \_\_\_\_\_

Clients Signature: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Clients Name: \_\_\_\_\_

Clients Signature: \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

