



Essential Range

Inclusions List

FOR

Sessions Builders Essential 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'
- First Rate, 6 Star Energy Report
- Engineering (footing & foundation design) Drawings and Structural Computations
- Home Owners Warranty Insurance
- Bushfire Attack Level Assessment Report 'BAL'
- Colour board 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 'M' Design & Concrete pump allowed

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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:** Selection from colour boards



Colourbond Fascia, Spouting & Downpipes:

- **Standard Colours:** Selection from colour boards
- Colourbond 100mm x 50mm downpipes as shown on plans.
- Painted PVC Downpipes connections to Rain Water Tanks

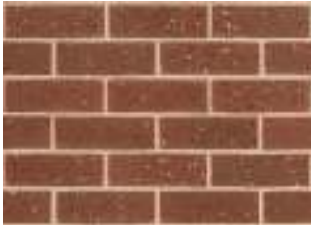
Ceiling Heights:

- **2440mm (8' Foot):** for all single story homes.
(Other heights available Plan Specific)

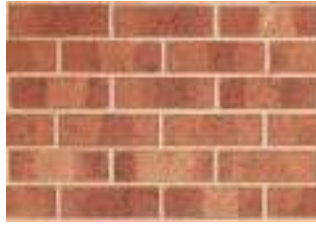
Brickwork: Selection: Category #1 Range (see below). 76mm (h) Brick size.

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

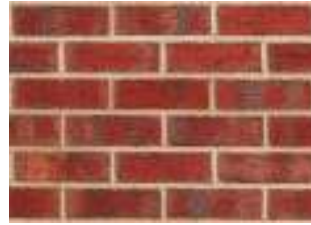
PGH: (Please Note: All colours can vary due to clays & batch variations)



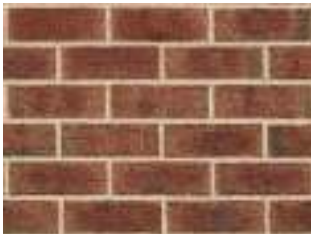
MERBAU



BRUSHWOOD



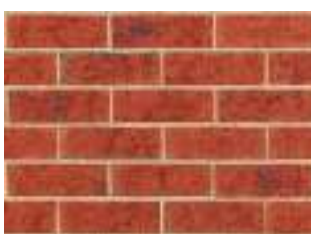
JARRAH



KARRAJONG



TANAMI



GYPSY ROSE



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

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:** Selection of colour boards
- Energy Rating Requirements – (Extra costs may apply)
- **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 –(plan specific)
- **Colours:** Colour board selection
- **Alfresco – 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
- **Portico Posts:**
 - 350mm x 350mm brick piers – Plan specific

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.
- Standard 75mm 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:** Base Insert vanity Basin with standard plug & waste standard plug & waste
- **Vanity Tapware:** Festival Basin Mixer (1TH) or Festival Taps set (3TH)
- **Kitchen Sink:** Base double bowl 1200 inset (1 ¾ bowl) with drainer waste
- **Kitchen Mixer:** Ivy Pull out Sink Mixer
- **Bath:** Base Rectangular Bath 1650mm x 755mm with standard plug & waste (White)
- **Bath Tapware:** Festival Bath Set with spout 160mm **OR Bath Outlet & Mixer** : Vivid Bath Spout 200mm & Festival Bath/Shower mixer
- **Shower base/s:** Marble trend EVO 900x900 with standard inbuilt 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 Knob.
- **Shower Set:** Festival Shower Set or Mixer option Festival Shower Arm
- **Rail Shower – Plan specific only:** Festival Rail Shower on Rail Chrome
- **Laundry Trough:** Base Laundry Cabinet with plug & waste
- **Laundry Mixer:** Festival Sink Mixer
- **Laundry Washing Machine Stops:** Festival Washing Machine Stops (located above sink)
- **Glass Shelf:** Festival Glass Shelf
- **Towel Rails:** Festival Double Towel Rail 760mm : one to bathroom one to Ensuite (Plan specific)
- **Toilet Roll Holder:** Festival Toilet Roll Holder : one to each WC
- **Powder Room Towel Holder:** Festival Towel Holder: One to each Powder Room (Plan Specific)

Bathroom, Toilet & Ensuite Accessories:



Shower Base



Bath 1650 x760



Toilet



Insert Vanity Basin



Basin Set



Basin Mixer



Bath Set



Shower Head



Wall Mixers



Vivid Bath Spout



Standard Shower



Free Standing Trough



Vanity Basin Waste/s



Glass Shelf



Wall Top assembly

Screen Pivot Door



Washing machine taps



Kitchen sink Insert 1&³/₄



Laundry Tap



Kitchen Tap

Kitchen Sink



Double Towel Rail



Toilet Roll Holder



Guest Towel Holder



25mm Shower Knob

Joinery (Kitchen, Ensuite and Bathroom):

- Laminate 32mm square edge tops: Laminate Gloss or Natural Finishes
- Laminate Doors – Natural Finish
- Kitchen bench heights standard 900mm
- Soft Close Runners & Soft Close Hinges to all Cabinetry
- Overhead cupboards to Kitchen– plan specific
- 1 bank of 4 cutlery drawers to Kitchen – plan specific
- Cabinetry Handles: Selection from colour boards
- Ensuite, Bathroom and Powder Room Vanities bench heights standard to 800mm
- Laminate 32mm square edge tops: Laminate Gloss or Natural Finishes
- Laminate doors – Natural Finish

Mirror/s:

- Mirror: To Bathroom, Ensuite and Powder Room width of benchtop above a 300mm(H) tile splashback – Plans Specific
- Polished Edge mirror installed to painted wall



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)



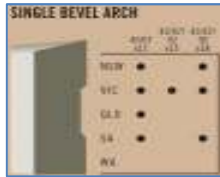
Appliances: Standard 600mm

- Technika TU950TME8 900mm Fan Forced Multi-Function Upright Cooker Stainless Steel
- Technika FHEE26A9S-2 900mm Stainless Steel Canopy Rangehood vented into ceiling
- Technika TDX6SS-3 Freestanding Stainless Steel Dishwasher



Architraves & Skirting:

MDF 67mm x 18mm: All Skirts and Architraves throughout the home



BEVELLED

Modern Front Door - hinged:

- 2040mm (H) X 820mm (W) x 40mm - Hume Newington Range (Duracoat Only)
- Clear glass sidelights - Plans Specific only
- Painted Door & sidelight



XN1



XN5



SG6 – NO GLAZING



CLEAR GLAZING TO DOOR/SIDELIGHT

Exterior Doors: Garage and Laundry - Plan Specific

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



Doors (internal) - hinged:

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



FLUSH

Door Stops:



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

Door Furniture:

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, **SC** Satin Chrome.

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



- **Gainsborough Flush Pulls – for Cavity Sliders:** BC, SC **392** (square)



No Privacy Function available, For Cavity Sliding Doors only

Gainsborough:

- **To all Entrance Doors:** Gainsborough Governor Knob Set (KEY TO LIKE SYSTEM)



GOVERNOR ENTRANCE SET

Doors - robes:

- Swinging Doors, Flush Panel up to 2040mm (H)- plan specific

Shelving, Robes - Bedrooms:

- 1 x Single melamine shelf with 1x hanging rail installed below.

Shelving, Linen and Pantry:

- 4 x fixed melamine shelves

Tiling: Selection of Ceramic Floor tiles from Sessions Builders colour boards.

Floor:

Supply and installation of tiling to: Laundry, Bathroom, Ensuite and WC (plan specific)

- 100mm tile skirting to all wet areas

Walls:

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

- 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 splashback maximum height of 650mm. (Tiling behind a Canopy range hood plan specific).

Floor & Wall Tile Materials & Sizes:

- Selection of colour boards Tiles

Waterproofing:

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

Electrical:

- Standard Light Point: one to each room with batten holder and globe only
- Double Power Points 1 x per room
- Dishwasher Point
- TV Point 1 x
- Telephone Point or NBN Provision - if applicable
- Exhaust fan to Bathroom, Ensuite & WC (plan specific)
- Smoke Detectors as per Australian Standards
- External Meter box
- External Light Points 1 x to porch & 1 to alfresco ceiling if applicable
- External Double Power Point 1 x for solar hot water
- 1 x 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 Series, 5 outlets - 3 Star. (Plan Specific)
(Will be sized to suit home, with required outlets)

External Taps: (where town water is available)

- 1 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 clean of any building material upon completion of home (Excluding Soil from Excavation)





Building Works:

- **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 Essential House & Land 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: 15-05-2018

DISCLAIMER: *Sessions Essential House & Land Inclusions Range is updated regularly therefore some items may be different to those depicted in this Inclusions. The Above information is correct at time of printing and maybe subject to change without any further reference, you will be informed of any selection changes at time of Colour Selections.*

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: ____/____/____

