



# 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 day for Colour selections (8 Hours) (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 will apply).
- Power supplier Connection Fee: By Owner
- Mains Water: Water Tapping (same side of street only) and line to house; OR Connections to Clients 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 150mm 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  
PH: (03) 5831 5226 FAX: (03) 5831 5646  
[www.sessionsbuilders.com.au](http://www.sessionsbuilders.com.au)



## 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:** Dark Chocolate, Twilight, Terra Rossa, 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, Terrain, Mangrove, Gully, Cove, Basalt, Wallaby & Night Sky.
- Colourbond 100mmX50mm downpipes as shown on plans.
- Painted PVC Downpipes connections to Clients Rain Water Tanks

## Colourbond Roof – **Not 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, Terrain, Mangrove, Gully, Cove, Basalt, Wallaby & Night Sky.
- Sarking
- Colourbond Slotted Quad gutters as per plans

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



- Colourbond Valleys as per plans

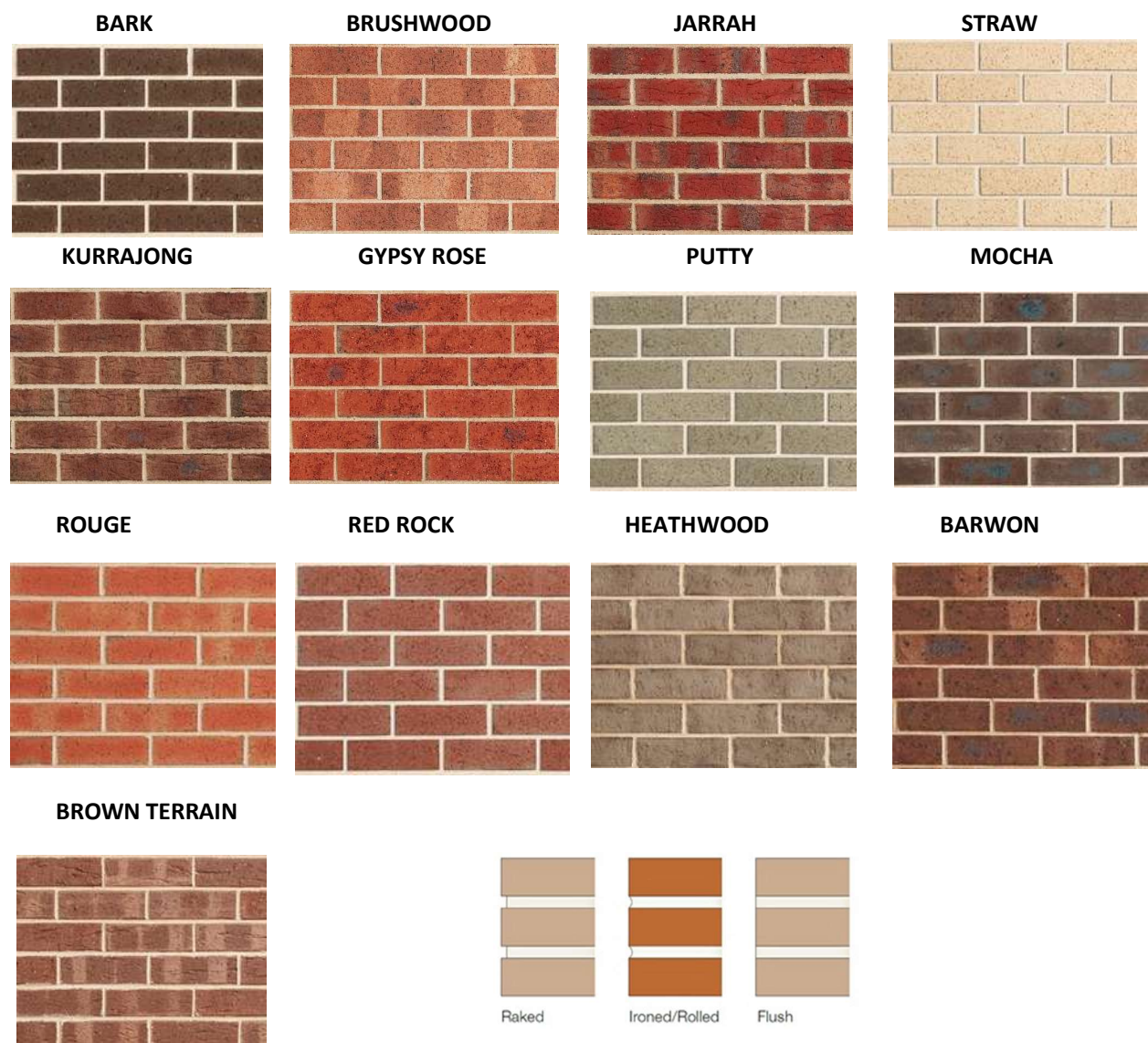
## Ceiling Heights:

- **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 and 2 Range (see below). 76mm (h) Bricks size - PGH

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 and range may vary due to clays, batch variations & supplier deletions)





**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: (Not Standard & Plan Specific)**



**James Hardie Linea Weatherboard – Profile:** Classic Smooth 150mm or 180mm plan specific where applicable.

**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, Black Low, Pearl White, Woodland Grey, Jasper & 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 – Extra cost 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:

- **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 Standard**, Plan Specific Where Applicable:

- 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 Where Applicable:

- **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.*



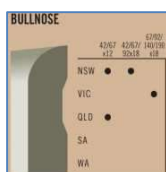
## Plastering:

- Ceiling heights of 2400mm / 2590mm / 2700mm (plan specific)
- Unispan Plasterboard Ceilings, fixed to metal battens at 450mm centres.
- 10mm Plasterboard to walls.
- 10mm 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.

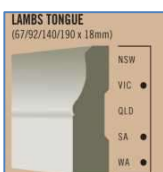


## Architraves & Skirting:

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



Bullnose



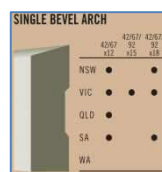
Lambs Tongue



Colonial



Half Splayed



Bevelled

## Fixtures and Fittings:

- **Toilet:** Posh Domaine BTW
- **Vanity Basin:** Posh Base Vanity Basin with standard plug & waste
- **Vanity Tapware:** Posh Bristol MKII Basin Mixer or Posh Bristol Tap set
- **Kitchen Sink:** Posh Solus MKIII (1 ¾ bowl) Stainless Steel Sink with drainer waste
- **Kitchen Mixer:** Posh Solus MKII Gooseneck Kitchen Sink Mixer
- **Bath:** Base Bath with standard plug & waste (White)
- **Bath Tapware:** Posh Bristol MKII Bath Set with spout 160mm  
**OR Bath Outlet & Mixer:** Phoenix VIVID Bath Spout 200mm & Posh Bristol MKII Bath/Shower mixer
- **Shower base:** EVO 900x900 with standard drain
- **Shower screen:** Standard Inline Semi Frameless 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 Single shower rail
- **Laundry Trough:** Posh Solus 45L Insert Stainless Steel Sink with a standard plug & waste **or** (plan specific) Base Metal Cabinet 45L Stainless Steel Trough White with a standard plug & waste
- **Laundry Mixer:** Posh Bristol MKII Sink Mixer
- **Laundry Washing Machine Stops:** Posh Bristol Washing Machine Stops (above sink)
  - Towel Rail – Posh Solus MKII 760mm Towel rail: one to bathroom one to Ensuite (Plan specific)
  - Toilet Roll Holder – Posh Solus MKII Toilet Roll Holder : one to each toilet
  - Towel Holder – Posh Solus MKII Towel Holder: One to each Powder Room (Plan Specific)



Shower Base



Bath 1700x750



Standard Toilet



Vanity Basin



Shower rail



Basin Set



Basin Mixer



Bath Set



Wall Mixer



Bath Spout



Standard Shower  
Screen Pivot Door



Insert Laundry Trough

or



Free Standing Trough



Vanity Basin Wastes



Posh Solus MKIII 1 $\frac{3}{4}$   
Stainless Steel Sink



Standard Machine Stops



Kitchen Sink Tap



Laundry Sink Tap



Towel Rail



Toilet Roll Holder



Guest Towel Holder



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

- Laminate Tops: Square or round roll edges: Finishes Natural or Diamond Gloss
- Lamiwood Laminate Doors – Laminex Natural Finish
- Kitchen and Laundry cabinet heights standard to 900mm
- Soft Close Runners & Hinges to all Cabinetry
- Overhead cabinets to Kitchen and Fridge – plan specific
- 1 set of 4 cutlery drawers to Kitchen (up to 450mm wide)
- Cabinetry Handles: Selection from Standard Range
- Ensuite, Bathroom and Powder Room cabinet height standard 800mm including one set of 3 drawers

## Mirror and Shower Screen:

- Polished Edge Mirrors: To Bathroom, Ensuite and Powder Room  
**To match the height of shower screen & length of Vanity, above a 300mm (H) tile splashback**
- Standard Inline Semi frameless shower Screen & Pivot Door, Clear Safety Glass.
  - With a 25mm Knob
  - Frame Colours: Bright Silver, Matt Silver



## Hot Water Service:

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



## Appliances: Standard 600mm

- Artusi - AO676X      600mm Stainless Steel Oven – Easy to clean with removable door
- Artusi - CAGH600CIX      600mm Gas Stainless Steel Cooktop – Made in Italy
- Artusi - ASO600RX      600mm slide-out Range hood



## OR Freestanding Oven & cooktop and Canopy Rangehood 900mm

- Artusi - CAFG91X      900mm Stainless Steel Freestanding Oven and Cooktop
- Artusi - ACH600X      900mm Stainless Steel Canopy Rangehood



## 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



XV14  
Varcluse



XV20 with side glass

Available Sidelight glazing options – plan specific only



Duracoat Door

## 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



Clear glass window



Duracoat Door

## Exterior Doors

### Garage and Laundry

#### Plan Specific



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

## Internal Doors - hinged:



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

## Door Stops:



Cushion Stops: White in Colour

## Door Furniture:

### Gainsborough Entrance Set:

- To all Entrance Doors: Gainsborough Terrace Entrance Set



### Internal Handles and Flush Pulls:

#### Gainsborough: 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.



Bailey



Amelia



Lianna



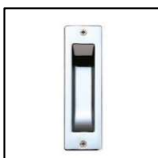
Privacy Function Available.

- **Passage Set Contemporary:** Bailey BC, SC, Amelia BC, SC, Lianna BC, SC,



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

### Robe/Linen Doors



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

**No Privacy Function available, In standard range**

### Doors - robes:

- Sliding doors, framed plaster 2160mm (H)- plan specific  
**Frame & Track Colour:** White, Matt Silver & Polished Silver.
- Swinging Doors Flush Panel 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 white shelves

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

- Selection of Ceramic tiles up to 450x450mm Sessions Standard Range
- Supply and installation of tiling to: Laundry, Bathroom, Ensuite and WC
- 100mm tile skirting to all wet areas

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

- Shower enclosure up to 2000mm high, depending on height of tiles – Plan Specific
- 600mm high around Bath and to Laundry Splashback
- 300mm high splashback in Ensuite, bathroom, and powder room
- Kitchen tiled Splashback maximum height of 680mm. (Tiling behind a Canopy range hood is extra).

## **Waterproofing:**

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

## **Electrical:**

- Standard Light Points: 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).
- 2x Double Power Points per room; Master has 3x Double Power Points
- Dishwasher Point
- 3x TV Point
- 1x Telephone Point or 1x NBN Provision - if applicable
- 1XL Tastics 4 heat lamp to Bathroom & Ensuite- Plan Specific
- Smoke Detectors as per Australian Standards
- External Meter box
- External Light Points 1x to each external door, 1x alfresco ceiling if applicable & only 1x light point to external doors within 6 meters of each other.
- External Double Power Point 1x for solar hot water
- Rooms (internal) over 25m2 will have 2x light points
- One light point to garage 1x double power point, 1x single power point for garage door





## Painting – Internal:

- Dulux 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 will apply

## Central Heating Unit (in ceiling):

- Braemar BMQ 3 Series 3 star unit, with wall mounted programable colour touch screen

## 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 allow supplied fixtures and fittings to your Sessions built home and reserves the right of refusal of any items supplied.

### **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 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: 01-07-2021

**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.

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: \_\_\_\_\_

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

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

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

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