



STANDARD INCLUSIONS LIST

for

SESSIONS BUILDERS HOME DESIGNS



GENERAL

- Member of HIA & VBA associations.
- Regional builder for Goulburn Valley & Murray areas.
- Deal directly with a local builder for a personalised service.
 - Access to the best local trades and suppliers.
 - 6-year structural guarantee.

DOCUMENTATION

- Soil classification report.
- Bushfire Attack Level assessment report 'BAL Rating'.
- Full colour selections day (8 Hours) (additional hours will be an extra cost per hour).
- Engineering (footing & foundation design) drawings and structural computations.
 - Full working drawings.
 - 6-star energy rating report.
 - HIA building contract.
- Homeowners warranty insurance.
 - Building Permit.



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 the home site, the length and cost can only be determined upon site inspection.
 - Single phase power (3 phase power will be quoted individually, extra costs will apply).
 - Power connection fee: **By owner.**
- Water mains: Water tapping (same side of street only) & line to house **OR** connections to client's water tanks up to 8m from home.
 - Stormwater: 100mm stormwater to legal point of discharge, within 8m from home.
 - Sewer: Connection to sewer tie point, (only 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 2x points, one to the garage; only if NBN is available.
- Main gas line: Connect to the house from the Gas line, (up to 20m allowed) connected by provider.
 - Gas connection fee: **By owner.**



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 Engineers Design.

PITCH, FRAME & EXTERIOR WALLS

- Brick veneer construction 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 colorbond roof (plan specific).
- Roof pitch is plan specific and ranges 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.

CEILING HEIGHTS

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



CONCRETE ROOF TILES

Boral - Macquarie Profile

Standard Colours:

QUARTZ



STONEWALL



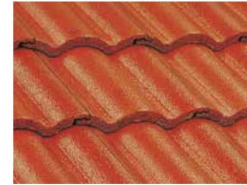
WALNUT



EBONY



CLASSIC RED



OCHRE



GUNMETAL



TWILIGHT



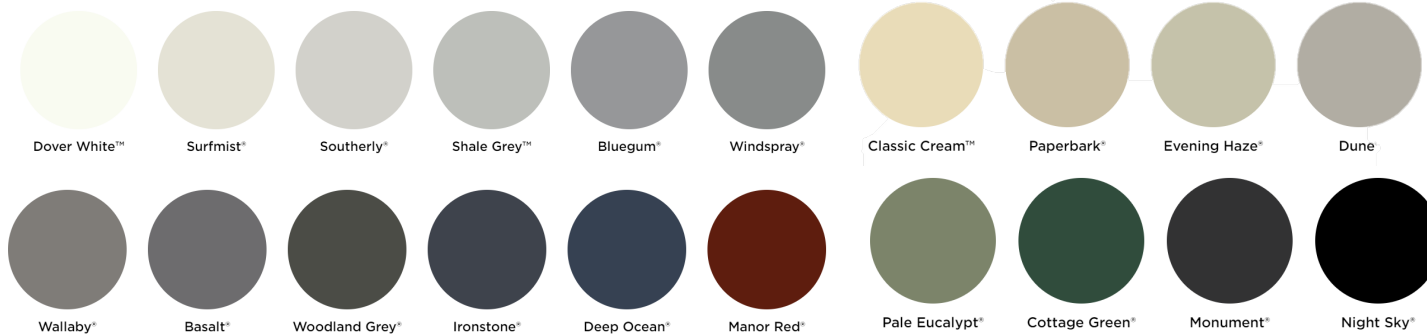
DARK CHOCOLATE





COLORBOND – ROOF, FASCIA, GUTTER AND DOWNPIPES

Standard Colours:



Colorbond 100mm X 50mm downpipes as shown on plans.

- Painted PVC Downpipe connections to Clients Rainwater tanks (Acreage Homes Only).
 - Sarking.
 - Colorbond Slotted Quad gutters as per plans.
 - Colorbond Valleys as per plans.



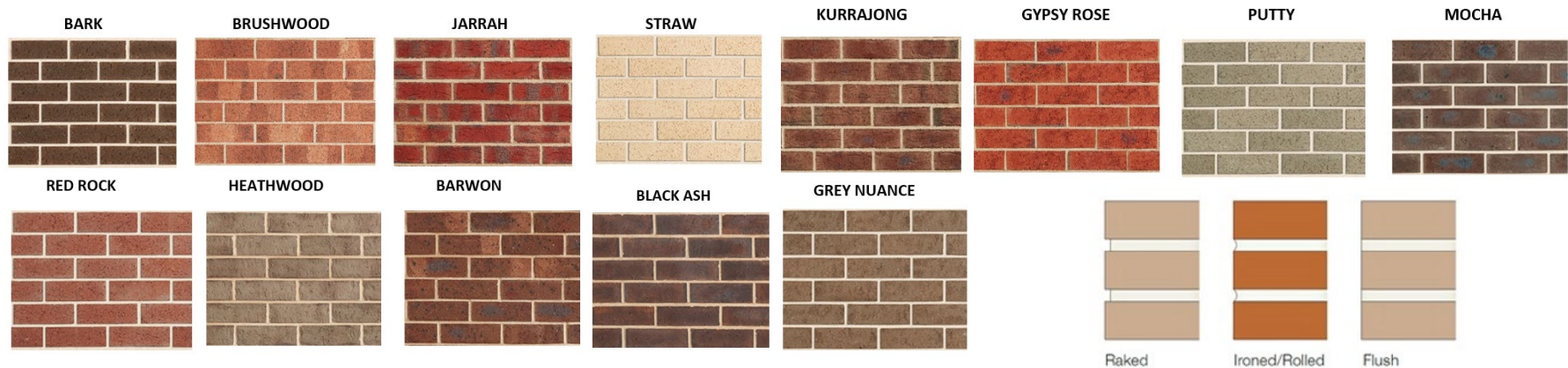
BRICKWORK

Single Brick: Standard to entire home, Categories 1 and 2 Range (see below). 76mm (h) Brick size – PGH

- Brick on edge to all window and door sills.
- Natural Sand Mortar with a rolled/raked/flush join.
- Brick in-fills above all windows and garage doors.
- Brick Piers 350mm x 350mm with concealed 50mm x 50mm Steel Duragal post – Plan specific.

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

All colours and range may vary due to clays, batch variations & supplier deletions.





WINDOWS

- Clear Safety Glass 'BAL LOW RATING'.
- Powder coated aluminium frames with black hardware and window locks to all opening sashes.
 - Aluminium frame flyscreens to all openings 'BAL LOW RATING'.
- Aluminium Fly screen doors with Diamond Grill & Aluminium mesh to all sliding door 'BAL LOW RATING'.
 - **Obscure Glass:** Standard to all Bathrooms, Ensuite and Toilets unless specified.
- **Glass tints & other glazing options:** Available upon request additional upgrade or to meet 6-star energy rating requirements – extra costs may apply.
- **(BAL) Bush Fire Attack Level Assessment Report will confirm BAL Rating (Extra costs may apply).**





WEATHERBOARD

(Not Standard & Plan Specific)



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

INSULATION

- R2.5 Batts to the ceiling of the home ONLY (not over garage and alfresco ceilings).
- R2.0 Batts and R2.0 reflective foil to all external walls of the home (not garage).
 - R2.5 Batts to internal wall dividing Home and Garage.

Note: Insulation subject to final 6-star energy rating report.

GARAGE DOOR

- **Motorised Panel Lift Door:** Standard set opening of 2100mm height and 4800mm wide.
 - Including 2 remotes & 1 wireless button.

Standard Colours: All colorbond colours.

Alfresco & Porticos – Plan Specific Where Applicable

Alfresco - under main roofline with plaster lined ceiling & Portico under main roofline with lined cement sheet.



VERANDAH OPTIONS – Plan Specific where applicable

Tiled Roof Verandah

- Lined Verandah with sarking.
- Minimum of 17-degree pitch.
- 2100mm clearance between concrete and Verandah.

No concrete allowance under Verandah

COLORBOND ROOF VERANDAH

- **In roofline** will be quoted with lined cement sheeting and sarking.
- **Skillion & dropdown** would be unlined, with no sarking.
 - Minimum of 5-degree pitch.
 - 2100mm clearance between concrete and Verandah.
- Bullnose is an optional extra, minimum ceiling height is 2550mm.

No concrete paving allowance 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*.***

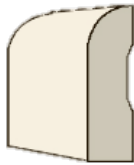


PLASTERING

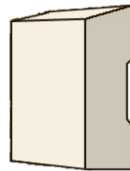
- Ceiling heights plan specific
- Plasterboard ceilings, fixed to metal battens, including the Garage and Alfresco.
 - 10mm plasterboard to walls.
- 10mm plasterboard to all wet areas 75mm standard cove cornice throughout home.

ARCHITRAVE AND SKIRTINGS

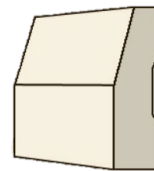
MDF 67mm x 18mm: All skirts and architraves throughout the home.



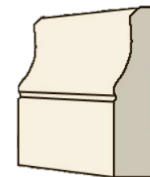
Bullnose



Single Bevel



Half Splayed



Lamb's Tongue



PLUMBING FITTINGS AND FIXTURES

Kitchen



Sink: Posh Solus 1 ¾ Sink – Left hand or Right-hand bowl

Tap: Gooseneck sink mixer

Ensuite



Shower tap: Mizu Soothe shower mixer

Basin: Posh Solus vanity basin

Basin Taps: Mizu Soothe basin mixer

Plug: Pop up plug

Toilet: Posh Domaine back to wall toilet

Bathroom



Basin: Posh Solus vanity basin

Basin Tap: Mizu Soothe basin mixer

Plug: Pop up Plug

Bath: Posh Solus Mk2 1675mm x 755mm Bath

Bath Tap & Spout: Mizu Soothe bath mixer and spout

Bath Plug: Push down pull-out plug

Shower Tap: Mizu Soothe shower mixer

Shower: Single shower rail

Toilet: Posh Domaine back to wall toilet

Laundry



Trough: 45 Lt trough

Tap: Posh Bristol sink mixer

Washing machine stops: In cupboard washing machine stops

Accessories



Toilet roll holder: Posh Solus toilet roll holder

Towel rail: 700mm double towel rail



MIRRORS AND SHOWER SCREEN

- Polished edge mirrors: to Bathroom, Ensuite and Powder Room.
- **Mirror to match the height of the shower screens & the length of Vanity, above tile splashback**
- Standard inline semi frameless shower screen & pivot door with clear safety glass, with a 25mm knob. **Frame Colours:** Bright silver and/or Matte silver.



CABINETRY

Kitchen, Laundry, Ensuite and Bathroom

- **Laminate benchtops:** square or round (rolled) edges, **Finishes:** Natural or Diamond Gloss.
 - Lamiwood laminate doors/Laminex natural finish.
 - Kitchen and Laundry cabinet heights - 900mm.
 - Soft close runners & hinges to all cabinetry.
- Overhead cabinets to Kitchen including above Fridge – plan specific.
 - 1 set of 4 cutlery drawers to Kitchen (up to 450mm wide).
 - **Cabinetry handles:** Selections from Standard Range.
- Ensuite, Bathroom and Powder Room cabinet height - 850mm including one set of 3 drawers



APPLIANCES

- Artusi - AO676X - 600mm stainless steel oven – Easy to clean with removable door.
- Artusi - CAGH600CIX - 600mm stainless steel gas cooktop – Made in Italy.
- Artusi – ASO600RX - 600mm undermount rangehood.



OR

Freestanding oven with cooktop and Canopy rangehood 900mm

- Artusi - CAFG91X - 900mm stainless steel freestanding oven and cooktop.
- Artusi - ACH600X - 900mm stainless steel canopy rangehood.





CLASSIC FRONT DOOR 920mm - Hinged

- 2040mm high x 820mm wide x 40mm Deep – Hume Doors XV14 or XV20 (Duracoat)
 - Clear Glass to windowed doors
 - Clear glazed sidelight – Plan Specific
 - Painted doors only



XV14



XV20



XN1

XN2

XN5

MODERN FRONT DOOR 920mm - Hinged

- 2040mm high x 820mm wide x 40mm deep - Hume Doors XN1, XN2 & XN5 (Duracoat)
 - Clear glass to windowed doors
 - Clear glazed sidelight – Plan Specific
 - Painted doors only

EXTERIOR DOORS

Garage & Laundry (plan Specific)

- Garage flush panel
- Laundry XF3 – Clear glass

INTERNAL DOORS

Flush panel





DOOR FURNITURE



EXTERNAL DOOR HANDLES

- Tri lock double cylinder lever entrance set – Satin or Bright Chrome
- All other external doors – Aurora lever lock set – Bright or Satin Chrome

INTERNAL DOOR HANDLES – Bright or Satin Chrome

Amelia



Lianna



Carla



Florence



Aurora



Angular



One handle to each opening (internal swinging or sliding door), with allowance for two privacy functions to the selected areas.



Cavity sliders

- Flush pull

(Privacy locks - plan specific)

Cushion door stops - white in colour.



ROBE/LINEN DOORS/SHELVING

Robe Doors

- Frame & track colour: White, Matte Silver & Polished Silver

Linen Doors

- Flush Panel

Shelving

Shelving, Robes - Bedrooms: 1 x melamine shelf - 1650mm high with hanging rail.

Shelving, Linen, and Pantry: 4 x melamine shelves



TILING

Ceramic & Porcelain tiles from Sessions Builders supplier.

Note: Laying of Porcelain Tiles is extra

Selection of Ceramic tiles up to 450mm x 450mm or Porcelain tiles up to 600mm x 600mm

Ceramic tiling to: Laundry, Bathroom, Ensuite, WC, Kitchen splashback and Powder room.

- 100mm tile skirting to all wet areas

Ceramic tiling to: Shower enclosure up to 2000mm high, depending on height of tiles – Plan Specific

- 1200mm high around Bath and 600mm 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 are to comply with Waterproofing Australian Standards Code AS3740



ELECTRICAL

- Iconic light switches & power points.
- **Standard lights:** Batten holders (one to each room).
- 2x Double power points per room; (Master has 3x double power points).
 - Dishwasher point.
 - 3x TV points.
- 1x Telephone Point or 1x NBN provision - if applicable.
 - Exhaust fans over showers vented outside.
 - Smoke Detectors as per Australian Standards.
 - External Meter box.
- **External lights:** 1x each to external door, 1x alfresco (if applicable) & 1x light to external doors within 6m of each other.
 - External double power point, 1x for solar hot water.
 - Rooms (internal) over 25m² will have 2x lights.
- 1x light to garage, 1x double power point to garage, 1x single power point for garage door

(Pendants or client supplied electrical fittings/fixtures that needs to be assembled will be charged by the electrician directly to you, (costs will vary on light fittings).



PAINTING - INTERNAL

- Wattyl paint colours.
- **3 coat system** (one colour selection).

Walls: Low sheen (*some lighter colours may require an additional coat at an extra cost*).

Ceilings: Super cover flat, (one colour selection).

- **3 coat Semi-Gloss system** to internal doors, front door, window jambs, architraves, and skirtings, (one colour selection).

PAINTING - EXTERNAL

- 2 coats exterior low sheen to timber work and/or metal work that is required.

Staining: To be quoted, extra costs will apply.

CENTRAL HEATING AND COOLING

- Ducted refrigerated heating and cooling (Single phase) not zoned.
(Unit size may vary depending on size of home and extra costs may apply).

HOUSE CLEAN

- Builders clean of your NEW Sessions home upon completion.

SITE CLEAN

- Site will be cleaned of any building material upon completion of home (excluding soil from excavation).



CLIENT SUPPLY OF OWN FIXTURES AND FITTINGS

Sessions Builders no longer allow supplied fixtures and fittings to your Sessions built home and have the right to refuse of any supplied items.

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 clean water supply to the building site, or a minimum 1000 litre water tank always maintained with clean water. (Pump may be required)

NOTE: This inclusions list is specific for Sessions Builders P/L range of new homes ONLY. Price includes 6-star energy rating for the 'building fabric'.

Final costings 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 have the right to vary, substitute items or brand names according to supplier availability.



DISCLAIMER:

Sessions Builders standard inclusions range is updated regularly therefore some items may be different to those depicted.

The above information is correct at the time of printing and may be subject to change without any further reference.

I/We the client/s _____ authorise selection of the following

Sessions Builders Pty Ltd standard inclusions list together with our quotation
dated _____ the month of _____ and the year of _____

Clients Name: _____

Clients Name: _____

Clients Signature: _____

Clients Signature: _____