



Making your house a home!

STANDARD INCLUSIONS FOR NEW 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 from issue of Occupancy Certificate.

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.
 - 7-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 14LM 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 main: Water tapping (same side of street only) & line to house **OR** connections to client's watertanks 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.

EAVES

- 450mm eaves around whole home **(Plan Specific)**.

CEILING HEIGHTS

- **2550mm (8'6" 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 downpipes 100mm X 50mm as shown on plans.

- Painted 90mm PVC Downpipe connections to Clients Rainwater tanks (Acreage Homes Only).

- Sarking

- Colorbond slotted quad gutters as per plans.

- Colorbond valleys as per plans.



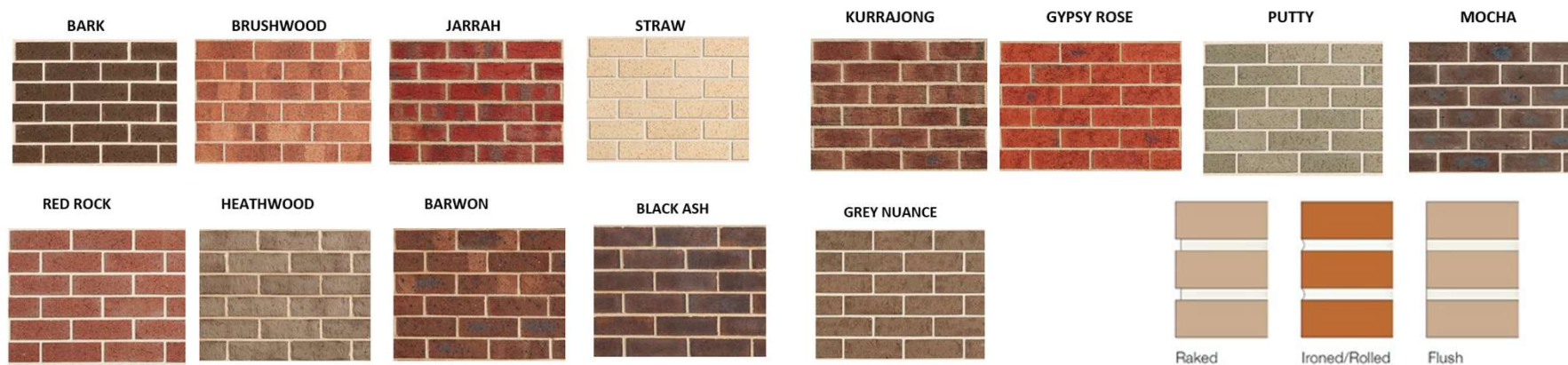
BRICKWORK

Single Brick: Standard to entire home, Categories 1 & 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/flushed 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'.
 - **Double Glazed windows throughout**
 - **Obscure Glass:** Standard to all Bathrooms, Ensuite and Toilets unless specified.
- **Glass tints & other glazing options:** Available upon request, additional upgrade or to meet 7-star energy rating requirements – **extra costs may apply.**
- **(BAL) Bush Fire Attack Level Assessment Report will confirm BAL Rating (Extra costs may apply).**

Colours:





WEATHERBOARD

(Not Standard & Plan Specific)



James Hardie Weatherboard – Profile: Classic Smooth 180mm **Plan Specific** where applicable.

INSULATION

- R5.0 Batts to the ceiling of the home **ONLY** (not over garage and alfresco ceilings).
- R2.5 Batts and R2.5 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 7-star energy rating report.

GARAGE DOOR

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

Standard Colours: All colorbond colours (upgrades available).



VERANDAH OPTIONS – Plan Specific where applicable

Alfresco & Porticos – Plan Specific Where Applicable

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

TILED ROOF VERANDAH

- Cement sheet lined Verandah with sarking – **Plan Specific.**
 - Minimum of 17-degree pitch.
 - 2100mm clearance between concrete and Verandah.

COLORBOND ROOF VERANDAH

- **In roofline** quoted lined with cement sheet and sarking – **Plan Specific.**
 - **Skillion & dropdown** 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

- **90mm x 90mm** Square steel posts – **Plan Specific.**

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

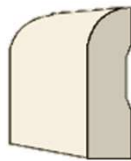


PLASTERING

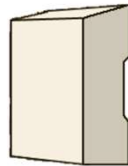
- Ceiling heights - **Plan Specific**
- Plasterboard ceilings, fixed to metal battens, including the Garage and Alfresco.
 - 10mm plasterboard to walls.
- 10mm plasterboard to all wet areas 75mm standard cove cornice throughout home.

ARCHITRAVES AND SKIRTINGS

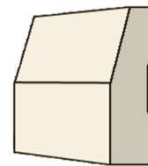
MDF 67mm x 18mm: All skirts and architraves throughout the home.



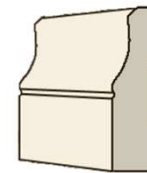
Bullnose



Single Bevel



Half Splayed



Lamb's Tongue



PLUMBING FITTINGS AND FIXTURES

Kitchen



Posh Solus 1 $\frac{3}{4}$ Sink – Left hand or Right-hand bowl
and Gooseneck sink mixer

Laundry



45lt trough and Posh Bristol sink mixer
Washing machine stops: In cupboard

Bathroom



Posh Solus vanity basin, Mizu Soothe basin mixer & Pop-up plug & waste
Posh Solus Bath in Hob with Mizu Soothe bath mixer and spout
Push down pull-out plug
Mizu Soothe shower mixer and Single shower rail
Posh Domaine back to wall toilet

Ensuite



Twin Shower rail and Mizu Soothe shower mixer
Posh Solus vanity basin with Mizu Soothe basin mixer
Pop-up plug & waste and Posh Domaine back to wall toilet

Accessories



Posh Solus toilet roll holder and 700mm double towel
rail. (Powder room guest towel rail – **Plan Specific**)



MIRRORS AND SHOWERSCREENS

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



CABINETRY

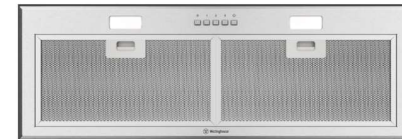
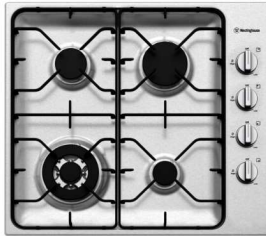
Kitchen, Laundry, Ensuite and Bathroom

- **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 4x 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

- **Westinghouse** - 600mm gas stainless steel oven
- **Westinghouse** – WHG643SB - 600mm stainless steel gas cooktop.
- **Westinghouse** – WRI815SC – 86cm integrated rangehood.



OR

Freestanding with cooktop and Canopy rangehood 900mm

- **Westinghouse** – WFE9515SD - 900mm stainless steel freestanding oven and cooktop.
- **Westinghouse** – WRC914SC - 900mm stainless steel canopy rangehood.





XV14

XV20

CLASSIC FRONT DOOR 920mm - Hinged

- 2040mm high x 920mm wide x 40mm deep – Hume builders range XV14 or XV20 (Duracoat)
 - Clear Glass to windowed doors
 - Clear glazed sidelight – **Plan Specific**
 - Painted doors only

MODERN FRONT DOOR 920mm - Hinged

- 2040mm high x 920mm wide x 40mm deep - Hume builders range 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

870mm Flush panel



XN1

XN2

XN5



DOOR FURNITURE



EXTERNAL DOOR HANDLES

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

INTERNAL DOOR HANDLES - Gainsborough – 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**)



DOORSTOPS

Cushion doorstops – white



ROBE/LINEN DOORS/SHELVING

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

Linen Doors - Flush Panel

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 an extra cost

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

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

- 100mm tile skirting to all wet areas
- 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 an extra charge).

WATERPROOFING

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



ELECTRICAL

- Iconic light switches & powerpoints.
 - **Standard lights:** Battern holders (one to each room).
- 2x Double powerpoints per room; (Master has 3x double powerpoints).
 - Dishwasher powerpoint.
 - 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 powerpoint, 1x for solar hot water.
 - Rooms (internal) over 25m² will have 2x lights.
- 1x light to garage, 1x double powerpoint to garage, 1x single powerpoint for garage door

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



PAINTING - INTERNAL

- Wattle paint colours.
- **3x coats** (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).

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

PAINTING - EXTERNAL

- 2x coats to 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

- 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 allows 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 watertank always maintained with clean water. (Pump may be required)

NOTE: This inclusions list is specific for Sessions Builders Pty Ltd range of new homes **ONLY**.

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 Pty Ltd 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: _____