



STANDARD INCLUSIONS

THE BEST DECISIONS MADE ARE INFORMED ONES
DON'T ASSUME ANYTHING - ALWAYS ASK!

HurstHomes
Your First Choice



INCLUDED

PRELIMINARIES

- Fixed Price Building Contract
- Preliminary Site Inspection
- Site Contour Survey Plan
- Geotechnical Soil Test Report
- Structural Engineered Concrete Floor Slab
- Solar Orientation Advice for Energy Efficiency
- Drafted Plans and Specifications
- BASIX Energy Rating Certificate
- Home Owners Warranty Insurance
- Comprehensive Building Insurance
- Construction and Liability Insurance
- Building Certification Fees and Inspections
- Long Service Levy Payment
- Plan First State Planning Fee (as required)
- Free Colour Consultation
- Council Road Reserve Access Bond Payment

SITE PREPARATION

- Vegetation Removed From the Site
- All Weather Access (required by Council)
- Sediment and Erosion Controls (as required)
- Site Waste Containers (required by Council)
- Site Toilet Facilities (required by Council)
- Registered Surveyors Set Out to Dwelling

CONCRETE FOOTINGS & FLOOR SLAB

- Footings and Floor Design to "M" Class Soil
- Reinforced Concrete Footings and Floor (as per Structural Engineers design and inspections)

TERMITE TREATMENT

- Pest Control Treatment and Certification
- Part A and Part B Termite Treatment
- Termite Treated Timber Frames and Trusses

BRICK WORK

- Selected Bricks from Exclusive Builders Range
- Natural Mortar Jointed (as selected) or Off White
- All Face Brickwork Acid Cleaned
- Lockable Mailbox

FRAMING

- Prefabricated Termite Treated Timber Frames
- 90mm x 35mm External and Internal
- Prefabricated Termite Treated Timber Trusses

ROOFING

- Colorbond Corrugated Iron (as selected)
- Fall Protection Handrail to Roof Perimeter
- Roof Pitch Standard 22.5 Degrees
- Ceiling Heights as Noted per Plan Design
- Colorbond Fascia Guttering and Downpipes

WINDOWS

- Aluminium Windows (in standard colours)
- Aluminium P/Coated Flyscreens to Windows
- Flyscreen Door to Aluminum Sliding Doors
- Double Glazing (optional)



INCLUDED

DOORS

- Selected Entry Doors from Builders Range
- Exterior Duracote Doors to Laundry and Garage
- Flush or Decorative Panel Doors to Internal
- Gainsborough Entrance Locksets (or equivalent)
- Cushion Door Stops to Swinging Doors
- Door Seals to External Doors

ELECTRICAL

- TV Antenna Supplied and Connected
- TV Points to Living and Lounge Rooms
- Phone/Data Point to Kitchen
- Two Double Power Point's to Lounge and Living Rooms
- Two Double Power Point's to Master Bedroom
- Two Double Power Point to Additional Bedrooms
- Direct Wired Smoke Detectors (as required)
- Earth Leakage Safety Device to Meter Box
- Exhaust Fans to Bathrooms
- Two Way Light Switches (as required)
- Electrical to Heating and Cooling
- External Power Point to Hot Water System and Alfresco
- Ceiling Fan to Alfresco

HEATING & COOLING

- Ducted Gas Heating
- Ducted Evaporative Air Conditioning
- Insulated Ducting to All Heating and Cooling

PLUMBING

- Plumbing Fees, Permits and Inspections
- Sewer Service Connection to Mains
- Storm Water Connection to Mains or Street
- Council Works as Executed Plans
- Colorbond Quad Gutter
- Colorbond Downpipes 100mm x 75mm
- Three External Taps
- Three Storm Water Pits
- Bowl and Half Stainless Steel Sink
- Chrome Mixer Tapware
- Dishwasher Provision and Services
- Gas Bayonet to Alfresco

INSULATION

- Heavy Duty Sisalation to Underside of Roof
- Heavy Duty Wall Sisalation to External Walls
- R2.0 Insulation Batts to External Cavity Walls
- R3.5 Insulation Batts to Living Area Ceilings

INTERNAL PLASTERING

- Carpenter to Re-straighten Walls Prior
- Metal Battens to All Plasterboard Ceilings
- 10mm Plasterboard Ceilings and Walls
- 13mm Plasterboard to Alfresco Ceilings
- Villaboard FC Sheet to Bathrooms
- 90mm Scotiacove Cornice Throughout



INCLUDED

APPLIANCES

- Smeg 900mm Freestanding S/Steel Cooker
- Smeg 900mm Undermount Rangehood S/Steel
- Smeg Dishwasher Stainless Steel
- Rheem Gas Instantaneous Hot Water Service 6 Star

JOINERY

- Lamiwood Kitchen Cupboards
- Lamiwood Vanity Cupboards
- Lamiwood Laundry Cupboards
- Handles to Joinery from Selected Builders Range
- Overhead Cupboards as Marked on Plans
- Microwave Provision and Powerpoint
- Pine Skirting and Architraves 67m x 18mm
- Pine Internal Robe and Door Jambs
- Melamine Shelving and Hanging to All Robes
- Melamine Shelving to Linen Cupboards

BATHROOMS

- Ceramic Tiles to Bathrooms 1200mm High
- Ceramic Tiles to Shower Recesses 2100mm High
- Wet Seal Waterproofing to Wet Areas
- Toilet Suite Soft Close (White)
- 1650mm Rectangular Bath (White)
- Vitreous China Vanity Basins
- Chrome Mixer Tapware
- Chrome Floor Wastes Throughout
- Bathroom Accessories Included

LAUNDRY

- Sink Mixer Tap to Laundry Tub
- Lamiwood Laundry Cupboard
- Stainless Steel 45 Litre Laundry Tub
- Chrome Floor Waste
- Concealed Washing Machine Taps

PAINTING

- Ceilings - Dulux Professional Flat Acrylic (or equivalent)
- Ceilings (Wet Areas) - Sealed with Dulux Total Prep (or equivalent)
- Ceilings (Wet Areas) - Finished with Dulux Semi Gloss Acrylic (or equivalent)
- Walls - Two Dulux Wall Colours Included
- Doors - Gloss Enamel Dulux Paint (or equivalent)
- Wood Work - Gloss Enamel Dulux Paint (or equivalent)

METAL WORK

- Aluminium Shower Screens with Pivot Door
- Laminated Safety Glass to Shower Screens
- Aluminium Framed Mirrors to Bathrooms
- Removable Rotary Clothesline



INCLUDED

GARAGE DOORS

- Colorbond Sectional Panel Lift
- Automatic Panel Lift Door Opener
- Colorbond Roller Door to Rear of Garage
- Personal Access Door (as required)
- Galvanised Steel T Bars to Door Openings

FLOOR COVERINGS

- High Density Foam Underlay
- Residential Heavy Duty Carpet
- Ceramic Floor Tiling or Deluxe Vinyl Floor Planks

EXTERNAL CONCRETING

- Reinforced Concrete Paving to House Perimeter
- Reinforced Concrete Clothesline Path
- Reinforced Concrete Driveway

CLEANING

- Extensive Internal House Clean Upon Completion
- Removal of All External Waste Material
- Green Waste & Builders Waste Separated
- Waste Disposal Fees Included

HANDOVER

- Pre-handover Quality Control Inspection
- 13 Weeks Maintenance Period
- 6 Year Structural Warranty
- Handover Housewarming Gift and Vouchers
- Full Handover Presentation and Documentation



"I was really impressed with the Hurst Homes level of inclusions versus other builders I had seen"

"If you are looking to build with Hurst Homes, do it, you won't regret it. They are honest, reliable and professional" - Sheridan



OUR COMMITMENT TO YOU

We care about you and your home and want you to enjoy your experience. We take the time to earn your confidence and trust and develop a relationship with you. We know communication is key and we listen to what you want.

We perform our duties with integrity and strive to surpass your expectations. We focus on customer satisfaction, we pride ourselves in our honesty and professionalism. We update you weekly on your homes progress and we care about you and your home after handover.

"You know exactly what you are in for, there are no hidden costs"
"Our home was exactly what we wanted, and it was finished with quality. Spot on. Definitely good standards" - Ruth & Daniel

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**HurstHomes**
Your First Choice

