

# Standard Inclusions : The Wellard Series 1 Display Home



## Stand-out features

- 284.61SQM
- Beautifully rendered front elevation with 28 course high porch
- Multiple living zones with additional alfresco
- Massive gourmet kitchen
- High ceilings to kitchen / living / dining area, and feature designer ceiling to audio visual and main entry
- High ceiling to garage for 4WD access
- Incredible storage space

This is a stand-alone product. Promotional offers / products are not applicable to the Wellard. The following inclusions apply to the 'unaltered' standard plan only. The final list of variations that are contained within your signed Pre Construction Contract (Deposit Stage) must be taken into consideration when determining your final list of inclusions. Please ask your Aveling sales consultant for an 'emailed' confirmation if you are unsure.



## For your peace of mind

- HIA fixed price building contract
- Lifetime structural warranty
- 180 day maintenance period
- Standard shire, building and Water Corporation fees (excluding headworks) included in house price
- Engineer and surveyor inspection of your block
- Structural engineered designed footings
- Termite protection system to Australian Standards AS3660.1
- Compulsory home indemnity insurance
- On-site construction insurance



## Environmental

- Rheem stellar 130 litre energy efficient gas storage hot water system. Owners changing to a solar hot water system may be required to sign over the Government rebates to Aveling Homes. This is reflected in the price quoted by Aveling Homes
- Energy efficient compliant design
- R3.0 insulation batts to ceilings (excluding garage / eaves / alfresco / porch)
- Water efficient Caroma Cosmo Smartflush cistern and concealed pan
- WELS (Australian Rating) water efficiency compliant Alder taps and shower heads
- Weather seals to all external doors



## Safety and Security

- 2 hard wired smoke detectors
- RCD safety switch
- Key-locks to windows
- Hot water tempering valve (owners changing to a hotwater system that can be preset to a maximum of fifty degrees may not be provided with a tempering valve)
- Mortice locks to sliding aluminium doors
- Flyscreens to windows and sliding doors are included

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## Doors and frames

- Quality Jason aluminium 1-lite panel entry door with translucent glazing, double translucent glazed sidelites with glazing bars, and standard lever type handle with deadlock
- Quality Jason aluminium sliding door units as indicated on standard plan
- Redicote flush panel doors as indicated on standard plan
- Gainsborough internal lever door handles from builder's standard range (profiles include: 500 AMB Ambassador, Alyssia, Elena, Marijah, Sarina, Sofia, Venice)
- Privacy locks to ensuite, bathroom and WC
- Metal door frames
- All internal doors do not have mirrors unless otherwise indicated on the standard plan
- AMB540 or Trevi 540 Entrance Lever to secondary door and rear garage door if applicable



## General Construction

- Elevation as indicated on standard plan (elevation refers to the appearance of the house from a street view vantage point and does not include 'hard' or 'soft landscaping')
- 25 degree roof pitch
- Sand painted (not acrylic) render to front elevation (two colours are applicable to front elevation). No render to inside of garage
- Porch with a 28 course high Hardiflex lined ceiling (no cornice), horizontal glazing bars to living room window, and a 1.5m x 1.5m feature brick blade wall projection with a top at 35c above existing bulkhead, as indicated on standard plan
- Choice of Bluescope Colorbond colours from builder's standard selection (Ask for Sales Consultant for a current selection list of colours)
- Choice of Bristle clay roof tile colours from builder's standard range (Ask for Sales Consultant for a current selection list of colours)
- Choice of Monier Prime concrete roof tile colours (Ask for Sales Consultant for a current selection list of colours)
- Timber (industry standard pine) framed roof
- 480mm Hardiflex lined eave as indicated on standard plan (no exposed rafters)
- If the standard plan indicates a bulkhead (noted by a dotted line that runs through the room and runs parallel with the external cavity wall) then that bulkhead will be raking and not square (unless noted as a square bulkhead on the standard plan)
- Bulkhead to living and dining room recesses, and to side of ensuite and bedroom three
- World class engineered polybutelene plumbing pipes
- Midland Boral double clay brick construction. Single course size, from builder's standard range (Ask for Sales Consultant for a current selection list of colours)The internal brick is a Boral Ultra Fast.
- Cream colour mortar to brickwork, with rolled mortar joints (not raked)
- White plastered internal walls
- Recessed 10mm brick window sills (not sloping, splayed or soldier style) unless otherwise noted
- Plastered window sills, unless otherwise advised
- Quality Jason aluminium sliding windows and door frames with keylocks (4mm thick glazing to sliding windows / 4mm to 6mm thick glazing depending on width of glass panel to sliding doors)

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## General Construction (cont.)

- Zincalume gutter, fascia and downpipes in your designated colour (one colour standard) (Stratco 'S' type slotted gutter / Stratco Rebate fascia profile /Stratco 95mm x 45mm rectangular downpipe)
- 85mm engineered house slab
- Robe recess with single shelf and single rail to all secondary bedrooms (doors included)
- Spacious WIR with single shelf and single rail to main bedroom
- Protective metal beading to plaster corners in high traffic areas
- Front and rear external garden taps (2)
- Door height openings as indicated on standard plan



## Painting

Painting (Solver brand) to all:

- Front Elevation Render
- Doors
- Door frames
- Fronts of shelf rails
- Eave lining
- Ceilings
- Cornices
- Meter box
- Gutters and fascias
- Downpipes
- Steel posts as indicated on standard plan



## Kitchen

- Laminex Tightform profile benchtops as per builder's standard range with an overhang to island bench if applicable and as denoted on standard plan. (Benchtops in excess of 3.6 metres in length will show a 'join line')
- Laminate backing to island cupboards
- Cupboards in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Cupboards sit on a 120mm high plinth, with laminated facing
- One bank of 4 (450mm wide) drawers
- Stylish handles to all cupboard doors and / or drawers
- Quality Radiant Home (R150) 1.75 End Bowl stainless steel kitchen sink with Alder Star Mixer 35mm tap
- Dishwasher recess with single power point and cold water tap (conventional dishwashers purchased by the owner contain an element that heats the cold water as standard)
- Westinghouse 900mm wide stainless steel underbench oven (WVE916SA)
- Westinghouse 900mm wide stainless steel hotplate (GHR95S)
- Westinghouse 900mm wide stainless steel canopy rangehood (WRF900CS) –flumed to the ceiling space
- Lintel with brickwork over to fridge recess
- Soft closing drawers
- ABS edging to cupboard doors and drawers for a better finish
- Tiled splashback to underside of canopy rangehood and to full extent of kitchen cupboards including returns. Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. Tiles are laid in a horizontal pattern and not a diagonal pattern. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included.
- Four levels of white lined melamine shelving to kitchen pantry

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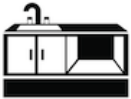
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## Ensuite and Bathroom

- Laminex Tightform profile benchtops as per builder's standard range. (Benchtops in excess of 3.6 metres in length will show a 'join line')
- Laminex vanity top banjo extension over bath to bathroom
- Vanity cupboards in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Vanity cupboards sit on a 200mm high tiled hob
- Stylish handles to all cupboard doors and / or drawers
- ABS edging to cupboard doors and drawers for a better finish
- Quality Caroma Cosmo inset china hand basins as indicated on standard plan
- Alder Star Basin mixer 35mm tapware to hand basins
- 2 metre high tiling to shower recesses, with 200mm high tiled hob
- Alder Wall mixer 35mm to showers and bath
- Alder Star 35 Shower Set Designer Bracket + HS205 (Code 98465)
- Ceramic soap holder in builder's standard range to ensuite and bathroom shower
- Clear glazed safety glass return panel with fully-framed pivot door to ensuite and bathroom shower
- Alder Star 750mm double chrome towel rails to ensuite and bathroom
- Alder Star chrome toilet roll holder
- Unframed mirrors with spring clip fixings to full width of ensuite and bathroom vanity
- Exhaust fans to ensuite and bathroom – externally flumed for Colorbond roof designs or flumed to the ceiling space for roof tile designs (where an ensuite toilet is enclosed the exhaust fan will always be flumed to the outside air regardless of whether the roof cover is Colorbond or roof tiles)
- Floor, shower wall (2000mm high), and skirting tiling (200mm high) (PC \$40 / sqm). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Clear glazing to ensuite, bathroom and WC windows
- Stylus Maxton acrylic bath with round chrome waste to bathroom (size as indicated on standard plan)
- Mitred tiling finish
- Chrome floor and shower wastes (choice of square or round)
- Chrome hand basin (not pop up) wastes and chrome bath wastes (round only)



## Laundry

- Radiant 45 litre Flushline stainless steel inset trough with 800mm of cupboards below trough only, and Tightform profile benchtop with 400mm high tiled splashback to remainder including return
- Laundry benchtop in a wide range of Laminex colours as per builder's standard range. (Benchtops in excess of 3.6 metres in length will show a 'join line')
- Laundry cupboards in a wide range of Laminex colours with soft closing cupboard door hinges as per builder's standard range, vertical grain only (16mm white board internal shelves). Cupboards sit on a 200mm high tiled hob
- Alder Star MK11 chrome laundry sink set to laundry trough
- Washing machine taps concealed within laundry cupboards
- Chrome floor wastes (choice of square or round)
- Skirting (200mm high), flooring and laundry splashback (400mm high) tiling included (PC \$40 / sqm). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. Tiles are laid in a horizontal pattern and not a diagonal pattern. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Mitred tiling finish
- Four levels of white lined melamine shelving to linen cupboard

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## WC and Ensuite WC

- Caroma Cosmo Smartflush dual flush system (china pan, acrylic cistern and chrome button)
- Permanently vented window with flyscreen (no exhaust fan) to WC
- Alder Star chrome toilet roll holder
- Chrome floor wastes (choice of square or round)
- Clear glazing to ensuite, bathroom and WC windows
- Skirting (200mm high) and floor tiling included (PC \$40 / sqm). Standard tile size is 200mm x 200mm. Tiles are from the builder's standard range however upgrades are available at an additional charge. Tiles are laid in a horizontal pattern and not a diagonal pattern. No chrome trim to top of tiles. Feature tiles and non standard tiles are not included
- Mitred tiling finish



## Garage

- 100mm Grano hardstand at minus 1 course(1 brick course below the house slab level)
- 28 course high Hardiflex lined ceiling (no cornice)
- Attached piers for additional structural strength, as indicated on standard plan
- Colorbond remote sectional door with two remote handsets from the builder's standard range of Colorbond colours selection (Ask for Sales Consultant for a current selection list of colours) in profile as displayed only (either Futura or Milano profile in woodgrain or smooth finish) selections other than as displayed may incur additional costs
- Pelmet (not a T-bar to top of garage to conceal top of sectional garage door)
- Weatherproof garage shopper / internal door from garage to house - if indicated on standard plan (deadlock not included)
- Weatherproof door from garage to open air - if indicated on standard plan (deadlock not included)
- Note: Standard garage walls are not designed to sit within 1000mm of the boundary line. When a garage is required to be within this distance of the boundary line, the Owner will be required to pay an additional amount to upgrade the wall so that it complies with the Shire Regulations



## Alfresco

- 31 course high plasterboard ceiling, with Cove cornice (75mm profile)
- Clay or concrete paving (builder's standard range) – see Paving section
- 350mm x 350mm brick pier / s with concealed timber beams as indicated on standard plan
- Note: no gas, plumbing provisions or power point provisions



## Internal Ceiling

- Cove cornice throughout (75mm profile)
- 31 course ceilings to kitchen, living and dining
- Feature recess ceiling to audio visual and main entry
- 28 course ceilings to all remaining internal rooms (internal rooms does not include garage / porch / alfresco)

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## Paving

- All paving is laid at minus 1 course (1 brick course below the house slab level)
- 6 metre long, double width clay or concrete paved driveway
- Porch
- Alfresco
- All paving (where indicated on plan) is from the Midland Boral range and is either clay Ezi-Pave (232mm long x 153mm wide) or concrete Masterpave (200mm long x 200mm wide). All pavers are laid in a horizontal pattern, not a diagonal pattern. One colour applicable to all paving area. Note: Paving is a minimum of 60mm deep to vehicle traffic areas.



## Electrical

- Single phase power
- One telephone point (does not apply when a smart wiring package has been added)
- One television point (does not apply when a smart wiring package has been added)
- Double power points and light switches in a satin chrome finish
- Light points to external sliding doors and front door
- A standard electrical plan is available from your consultant
- Note: lighting fixtures to the front elevation other than the front porch light are not included
- Note: no external power points are included



## Industry Standard Exclusions

Whilst the following items are commonly recognized as exclusions throughout the industry, Aveling Homes believes in one thing, being transparent.

- Landscaping including reticulation (usually provided by land developer)
- Timber decking (standard brick paving is used as indicated in Paving Section)
- Fencing (usually provided by land developer)
- Side Gates
- Planter boxes unless indicated on standard plan
- Front elevation features not connected to the main house such as gatehouses
- Gas bayonet
- Front pathway
- Letterbox
- Clothes line
- Alarm systems
- Sound systems
- Ducted vacuum systems
- Feature lighting such as downlights, rail lights and hanging lights
- Weatherproof power points, capped plumbing for future sink and gas point to alfresco
- Security doors and security screens (standard fly screens to windows and sliding doors are included)
- Crossover paving from Owner's lot to roadway
- Side and rear paving except for alfresco paving
- Internal wall painting unless indicated in the Painting section
- Kitchen appliances such as fridge and dishwasher

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## Industry Standard Exclusions (cont.)

- Carpets to bedrooms, study, games and audio visual unless indicated in Finishings section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Floor tiles to entry, living areas, kitchen, activity and minor bedroom passage unless indicated in Finishings Section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Curtains or blinds to windows unless indicated in Finishing Section (the absence of a Finishings section means that there are no finishing items such as carpets, main floor tiles, internal wall painting, feature lighting, air-conditioning, etc)
- Cavity wall insulation
- Glass thickness above 4mm to external aluminium windows. Glass thickness above 6mm to external aluminium sliding doors
- Furniture including wall art as seen in display homes
- Furniture symbols such as beds, tables, desks to studies and computer areas, chairs, etc are only shown on the plan in order to provide guidance to our customers on how to furnish a room. These symbols do not suggest that these items are included in the standard plan.

Aveling Homes reserves the right to make changes to the information contained herein. Manufacturers, suppliers and retailers may change their standard range from time to time and this may affect the standard range that is contained herein. You should refer to your contract document for more detailed information regarding the specifications for your home.

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