

Allworth Inclusions

Effective January 15, 2024



General inclusions

M Class concrete slab designed and certified by a qualified engineer
6 year structural guarantee
3 months maintenance guarantee
Preparation and approval of architectural construction plans and specifications
Payment of local council building application fees and certification fees
Structural engineers details and site inspections
Preparation of contract documentation acceptable to lending and building authorities
Construction insurance (Home Owners Warranty)
Site contour survey and house peg out
BASIX assessment and certificate to State Government requirements
Payment of mandatory long service fee
Pest control certification
Water authority fees (regular / basic connections only)
Three (3) brick course step down to perimeter (one (1) brick course step down to Garage perimeter)
180 day fixed price tender

Exterior inclusions

Smartfilm termite management system
Extensive selection of bricks from Austral & PGH
Highest quality aluminum windows and sliding doors from Trend (Single storey designs) and Stegbar (Double storey designs)
Colorbond® metal fascia and slotted quad gutter with colorbond downpipes (upgrade to PVC painted downpipes required with a charged stormwater system)
Roof tile selection from Monier 'Elebana' Profile
Superior framework - External load bearing walls at 450mm centres
Engineered roof trusses at 22.5 or 24 degree roof pitch (Dependant on façade selection)
Engineered timber floor joists placed at a maximum of 450mm centres (applies to Double Storey designs only)
Security locks to all windows and sliding doors
Front and rear garden taps
R2.5 Insulation batts to external walls of living areas
R6.0 Insulation batts to living area ceilings (excluding Garage)
Tiled porch and balcony (where shown on design or as part of an optional façade)
Gainsborough Terrace key locks to all external hung doors
Timber entry door frame, clear glazed sidelight, and tiled threshold
Hume Doors front entry door (Door model will vary dependent on façade selection)
Hume Doors (XF3) glazed timber laundry door and tiled threshold

Laundry inclusions

Clark 42 litre Utility stainless steel tub with permacoat steel cabinet
Quality Alder chrome wallset mixer tapware Alder 'Star 35' to freestanding tub
Ceramic tiled floor with 1 row of skirting tile, and 300mm high tiled splashback over tub
Chrome plated square floor waste
Hot and cold washing machine connection

Car / Garage Accommodation inclusions

Sectional overhead garage doors or Garage roller doors, dependant on façade selected
Garage door recess incorporated in slab design to resist flooding in heavy rain

Kitchen inclusions

Radiant R175 Mk2 stainless steel double bowl sink (including basket waste)
Extensive range of door colour selections from Laminex, Formica, and Polytec
Choice of up to two colours to kitchen cabinetry
Flush panel overhead cabinets
Bulkheads to kitchen overhead cabinets
Quality metal drawer runners (where applicable)
Massive choice of quality kitchen door handles (from builders nominated range)
Tiles up to overhead cupboards for kitchen splashback
Polished chrome flickmixer tapware Alder 'Star 35' to kitchen sink
Provision for dishwasher including one (1) water point and single power point

Bathroom inclusions

Quality Alder chrome mixer tapware (Star35) including "Moda" hand held bracket shower
Pivot door to hobless semi-frameless shower screen
Frameless - polished edge mirror above all vanities
Caroma Maxton 1525 bath to Bathroom
Caroma Venecia close coupled dual flush toilet suite (full vitreous china)
Quality vanities with melamine doors from Polytec, Laminex and Formica
One colour per vanity cabinet
Fully moulded European style vanity top from Manooga
Chrome plated square floor waste
Alder Star chrome single towel rail to bathroom and ensuite
Alder Star chrome toilet roll holder to all WC's
Alder Alto chrome soap holder to all showers and baths
Generous selection of quality ceramic tiles (including imported tiles)
2.0m high tiling to shower areas
1 row of skirting tiles and 1 row above vanities to bathroom and ensuite
Leak Guards to shower taps

Interior inclusions

2400mm (minimum) ceiling height
Quality hard wearing washable paint to internal walls
Gloss painted finish to all internal woodwork
90mm cove cornice
Painted pineboard shelving to linen cupboards, wardrobes, and pantries
Gainsborough lever internal door furniture (from builders nominated range)
Pencil round 42 x 12mm architraves and skirting (paint finish)
Doorstops to all internal doors (where applicable)
Clipsal electrical switches and power outlets
High quality waterproofing to all wet areas

Electrical and Appliances inclusions

Earth leakage safety switch in single phase meter box to electrical circuits with separate switch for fridge
Mains connected smoke detectors with battery backup to comply with AS3786
Power points and light points as per basic electrical layout provided
Rheem 325 litre electric boosted solar HWS including 2 collectors (as required for BASIX) or a Rheem 160 litre natural gas HWS. Includes a mandatory tempering valve
Quality European Omega stainless steel 600mm cooktop, rangehood & oven appliances



All the 'must-haves' in one package
\$40,000 of value inclusions for your new home!

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Nominated inclusions effective with Basic home price January 15, 2024. Specification may change without notice. The content is correct at time of publishing (20.12.23) and supersedes any previous version published. The content shown is the property of Allworth Constructions and may not be copied in whole or part without the express written permission of the company. Allworth Masterbuilt Homes reserves the right to change nominated suppliers or substitute with comparable product or inclusion. Not included in specification (but not limited to) are floor coverings, carpet, timber or tile floors (excluding wet areas), light fittings, furnishings and decorator items, fireplaces, flyscreens, air conditioning, wall paper or painted feature walls, BBQ, curtains and blinds, door closers or deadlocks, alfresco ceiling fans, music systems, timber decks, landscaping and driveways. Talk to a New Home Consultant for more details.

Allworth Constructions Pty Limited. ABN 78002565353. BL34459. AWH-Inclusions-20.12.23