Allworth Inclusions

Effective January 15, 2024



General inclusions

General inclusions	Kitchen inclusions
M Class concrete slab designed and certified by a qualified engineer	Radiant R175 Mk2 stainless steel o
6 year structural guarantee	Extensive range of door colour sel
3 months maintenance guarantee	Choice of up to two colours to kitc
Preparation and approval of architectural construction plans and specifications	Flush panel overhead cabinets
Payment of local council building application fees and certification fees	Bulkheads to kitchen overhead cal
Structural engineers details and site inspections	Quality metal drawer runners (wh
Preparation of contract documentation acceptable to lending and building authorities	Massive choice of quality kitchen of
Construction insurance (Home Owners Warranty)	Tiles up to overhead cupboards fo
Site contour survey and house peg out	Polished chrome flickmixer tapwar
BASIX assessment and certificate to State Government requirements	Provision for dishwasher including
Payment of mandatory long service fee	
Pest control certification	Bathroom inclusio
Water authority fees (regular / basic connections only)	Quality Alder chrome mixer tapware
Three (3) brick course step down to perimeter (one (1) brick course step down to	Pivot door to hobless semi-framele
Garage perimeter)	Frameless - polished edge mirror a
180 day fixed price tender	Caroma Maxton 1525 bath to Bath
Protocile a facilitation of	Caroma Venecia close coupled dua
Exterior inclusions	Quality vanities with melamine do
Smartfilm termite management system	One colour per vanity cabinet
Extensive selection of bricks from Austral & PGH	
Highest quality aluminum windows and sliding doors from Trend	Fully moulded European style vani
(Single storey designs) and Stegbar (Double storey designs)	Chrome plated square floor waste
Colorbond® metal fascia and slotted quad gutter with colorbond downpipes	Alder Star chrome single towel rail
(upgrade to PVC painted downpipes required with a charged stormwater system)	Alder Star chrome toilet roll holde
Roof tile selection from Monier 'Elebana' Profile	Alder Alto chrome soap holder to
Superior framework - External load bearing walls at 450mm centres	Generous selection of quality cera
Engineered roof trusses at 22.5 or 24 degree roof pitch	2.0m high tiling to shower areas
(Dependant on façade selection)	1 row of skirting tiles and 1 row ab
Engineered timber floor joists placed at a maximum of 450mm centres	Leak Guards to shower taps
(applies to Double Storey designs only)	Interior inclusions
Security locks to all windows and sliding doors	
Front and rear garden taps	2400mm (minimum) ceiling heigh
R2.5 Insulation batts to external walls of living areas	Quality hard wearing washable pair
R6.0 Insulation batts to living area ceilings (excluding Garage)	Gloss painted finish to all internal w
Tiled porch and balcony (where shown on design or as part of an optional facade)	90mm cove cornice
Gainsborough Terrace key locks to all external hung doors	Painted pineboard shelving to liner
Timber entry door frame, clear glazed sidelight, and tiled threshold	Gainsborough lever internal door f
Hume Doors front entry door (Door model will vary dependent on façade selection)	Pencil round 42 x 12mm architrave
Hume Doors (XF3) glazed timber laundry door and tiled threshold	Doorstops to all internal doors (wh
	Clipsal electrical switches and power
Laundry inclusions	High quality waterproofing to all w
Clark 42 litre Utility stainless steel tub with permacoat steel cabinet	Electrical and App
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	Earth leakage safety switch in sing

R175 Mk2 stainless steel double bowl sink (including basket waste) ve 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
Quelling hand and an entry hadded a single interview of soulls.

- hard wearing washable paint to internal walls
- ainted finish to all internal woodwork

pineboard shelving to linen cupboards, wardrobes, and pantries

orough lever internal door furniture (from builders nominated range)

ound 42 x 12mm architraves and skirting (paint finish)

ops to all internal doors (where applicable)

electrical switches and power outlets

ality waterproofing to all wet areas

trical and Appliances inclusions

eakage 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



Chrome plated square floor waste

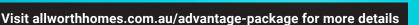
Hot and cold washing machine connection

Car / Garage Accommodation inclusions

Garage door recess incorporated in slab design to resist flooding in heavy rain

Sectional overhead garage doors or Garage roller doors, dependant on façade selected

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





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.