

Retreat Standard - General Inclusions

House Construction

- Geotechnical soil test (estimate based on Class 'M' soil type) Soil test paid by purchaser at cost
- Mega anchor galvanised steel footings or treated pine stumps with treat pine bearers
- Elevation to 600mm off the ground
- Steel post and beam framing with timber stud
- Particleboard 22mm flooring
- Colorbond, Shadowclad or Scyon Axon cement sheeting to external walls

- 10mm Plasterboard to internal walls and ceilings
- Colorbond roof
- R3.0 roof insulation, R2.0 and and R1.1 aircell underfloor insulation
- Mountain Ash Hardwood (stained) or Rylock aluminium Window and Door frames
- Double Glazing
- Flyscreens with fibreglass mesh to openable windows and sliding doors
- Pine staircase with pine handrail and demi-wall barrier

Living Areas and Bedrooms

- Cathedral plasterlined ceilings
- Corinthian Redicote hollow core internal doors
- Linen and broom cupboard
- Builder robes to bedrooms
- Cupboard under stairs

Services

- Electric, Gas, or Instantaneous Gas Hot Water Service (Supply Only)
- Smoke detectors and switches
- Power points, TV point and Phone point
- Wall and ceiling mounted Oyster light fittings, compact fluoro light globes
- External weatherproof light fittings
- Colour coordinated gutters (Supply Only)

Kitchen

- Stainless steel sink, Clark Radiant 1000mm with 1.5 end bowl
- Irwell Tasman sink mixer
- Whirlpool stainless steel electric underbench oven and gas or electric cooktop
- Connections for Fridge and Dishwasher
- Andi Ducted exhaust range hood
- Laminate cupboard doors and overhead cupboards,
- 30mm rolled edge Laminex bench top
- 100 x 400mm matt white tile splashback

Bathroom

- Caroma Shark 1700mm Bath, with framed glass shower screen over
- Stylus Elegance toilet suite
- Caroma Liano vanity basin
- Open shelf Laminex vanity cabinet with mirror over
- Irwell Retro tapware and accessories
- Signorino white wall tiles to wet walls
- Signorino 300 x 300mm floor tiles

Laundry

- Connections for washing machine
- Clark skinny mini laundry trough
- White tiles above trough
- Caroma Acqua sink mixer

Insurance, Cartage and Assembly

- 6.5 Year Home Owners Warranty and Public Liability insurances
- Cartage and re assembly to within 150km from Prebuilt Factory

Qualifications

The following items are not included in Prebuilt's base specification:

- Internal and external painting on site
- Floor coverings
- Connection of services
- Installation of gutters
- Supply and installation of downpipes
- Verandah, Pergola, Decks, or Steps
- Undercladding
- Cost of soil test, organisation only
- Cost of building permit, organisation only

- Automatic compliance with council requirements, eg. energy ratings, bushfire requirements, cyclone ratings.
- Planning Permit
- Additional crange, if required
- Elevation over 600mm
- Compliance with bushfire or cyclone ratings
- Additional changes may apply for sites with difficult access and non-standard soil types