

Our Designer Inclusions.



We pride ourselves on offering you certainty on a fixed price that includes everything you need in your new home.

Before you make a final choice on your new home, check that all the following essential features are included in other builders' prices, or are they extra cost options that you get informed about during construction?

Essentials	G.J. Gardner. <small>HOMES</small>
+ Owned and operated by a local builder	✓
+ Backed by the support of an International network and brand with over 35 years experience	✓
+ HIA fixed price Building contract	✓
+ Steel reinforced 100mm slab design for an 'A' class site	✓
+ Engineer's soil report & contour survey of your site	✓
+ 6-Star Energy assessment	✓
+ Council Planning Application fee	✓
+ Building licence and Water Corporation building application fees	✓
+ Termite treatment and certificate	✓
+ 6 month maintenance period after completion	✓
+ 6 year Structural Warranty	✓

Design	G.J. Gardner. <small>HOMES</small>
+ Complimentary site consultation with our New Home Consultant and the Builder	✓
+ Complimentary colour selection consultation	✓
+ Architecturally styled exteriors	✓
+ Large range of quality, optional upgrades & alternative products	✓

Construction	G.J. Gardner. <small>HOMES</small>
+ Termite treated H2 Structural timber roof frame	✓
+ 10 metres of run in for services (water, power, sewer)	✓
+ 20 metres of run in for Alinta Gas	✓
+ Premium Dulux Paints	✓
+ Disposal of building waste from your site	✓
+ Builders internal house and external site clean	✓
+ Connection of temporary power during construction	✓

Exterior	G.J. Gardner. <small>HOMES</small>
+ Quality double clay brick construction	✓
+ 2C clay bricks from the builders range	✓
+ Cream mortar with choice of raked or rolled joints	✓
+ Colorbond metal roofing	✓

+ Colorbond fascia, gutter and down pipes	✓
+ Painting to include eaves, combination meter box, doors & frames	✓
+ 25 Degree roof pitch	✓
+ Concrete Hardstand to Garage / Carport	✓
+ 28c ceilings to garage	✓
+ Lined ceilings to Alfresco and Portico	✓
+ B&D Panelift Colorbond remote controlled sectional garage door including 2 controls	✓
+ Clay paving from the builders range to portico/porch, alfresco and driveway (36m2 in driveway)	✓
+ Powder coated aluminium balustrading to Balcony (where applicable)	✓
+ Powder coated aluminium sliding windows, doors and flyscreens – 10 year guarantee	✓
+ Leverlock security to sliding doors and Breezelock security to windows with key locks	✓
+ Hume Vaucluse entrance door - 8 styles to choose from	✓
+ Delf lever entrance set to entry door for ultimate style & security	✓
+ Delf lever with snib deadlock to shopper door	✓
+ 90mm PVC reticulation sleeve under driveway	✓
+ External front and rear garden taps	✓
+ Reticulation ball valve point	✓
+ 26L continuous Flow Gas Hot Water System	✓

Interior	G.J. Gardner. HOMES
+ R-4.0 Insulation batts	✓
+ Flush Redicote doors	✓
+ Classic metal door frames	✓
+ Delf levers on all internal doors from the builders range	✓
+ Privacy latches to all bathrooms, ensuites and WC's	✓
+ Cushion door stops to all internal doors	✓
+ Built in robes including 1 x 450mm shelf with chrome hanging rod and rebated timber front rail	✓
+ Linen press with 4 x 450mm shelves & rebated timber front rail	✓
+ Plasterboard ceiling and 75mm cove cornices throughout	✓
+ Corner metal beading to all trafficable external corners	✓
+ Full paint finish to ceilings, shelf fronts, doors & frames	✓
+ Premium Dulux paints	✓
+ Powder coated aluminium Balustrading to staircase (where applicable)	✓

+ Clipsal 2000 Series Switchgear	✓
+ Clipsal RCD Safety switches	✓
+ Clipsal lights – 1 batten holder light fitting with shade (1 per room)	✓
+ Clipsal external lights – 3 batten holder light fittings	✓
+ Clipsal hardwired smoke detectors with battery backup – 2	✓
+ Clipsal double power points – 1 per room and 3 to kitchen	✓
+ Clipsal TV and telephone point	✓
+ NBN included	✓

Kitchen	G.J. Gardner. <small>HOUSES</small>
+ Custom designed kitchen with 20mm stone to kitchen benchtops and island from builders range	✓
+ Fully laminated cupboards with the choice of 'Laminex' or 'Formica' laminate from the builders range	✓
+ One nest of four drawers with soft closer	✓
+ Soft closer to all cupboard doors	✓
+ Dishwasher recess with cold tap and powerpoint	✓
+ Kitchen cabinets and doors with ABS edging	✓
+ Quality handles to cupboards and drawer fronts from the builders "Designer" range	✓
+ Pantry as per plan including 4 shelves	✓
+ Splashback wall tiling 200mm x 200mm- full height to benchtop with full height to underside of the rangehood	✓
+ Smeg Stainless Steel 900mm electric fan forced oven	✓
+ Smeg Stainless Steel 900mm gas cooktop with electronic ignition	✓
+ Smeg Stainless Steel 900mm Canopy Rangehood (flumed)	✓
+ Raymor Altantic 1 ¾ Sink with single drainer and waste basket in stainless steel	✓
+ Alder Alto Flick Mixers to sink	✓

Ensuite, Bathroom & WC's	G.J. Gardner. <small>HOUSES</small>
+ Custom designed vanities with Tightform tops	✓
+ Fully laminated cupboards with choice of 'Laminex' and 'Formica' laminates from the builders range with tiled kick boards	✓
+ Soft closer to all cupboard doors	✓
+ Vanity cupboards and doors include ABS edging	✓
+ Quality handles to cupboards and draw fronts from the builders "Designer" range	✓
+ Quality semi framed shower screens & pivot doors	✓
+ Quality polished edge mirror 900mm high by full length of vanity	✓

+ Clipsal flumed exhaust fans to WC and ensuite	✓
+ Alder Alto Mixer Tapware throughout	✓
+ Alder Alto single Toilet Roll Holders and 750mm Towel Rails	✓
+ Decina Aruba Bath 1665mm x 775mm with chrome waste	✓
+ Raymor Lawson Vitreous China Basins with chrome Pop-Up waste and overflow	✓
+ Raymor Classic Vitreous China close coupled Toilet Suites	✓
+ Alder Alto Soap Holders to shower	✓
+ Square chrome floor waste	✓
+ Tiling to floor and skirting (1 row) from builders range up to \$44/m2 (Floor 450mm x 450mm, Wall 300mm x 600mm)	✓
+ Shower wall tiling to 2m including tiled shower floor and hob	✓
+ Splashback wall tiling – 2 rows above bath with 1 row above bench top	✓
+ All external corners mitred	✓

Electrical	G.J. Gardner. <small>HOMES</small>
+ 2 x TV points	✓
+ 2 x Telephone points	✓
+ Double power points to all rooms	✓
+ One internal or external gas point	✓
+ Hardwired smoke detectors as per building code	✓
+ 1 light point per room and 2 to garage	✓
+ Single power points to garage door opener; fridge/ dishwasher /microwave/rangehood provision	✓

Laundry	G.J. Gardner. <small>HOMES</small>
+ R45T Radiant 45ltr single stainless steel trough, including cupboard and 1m of laminate benchtop	✓
+ Tiling to floor and skirting up to 200mm and tub splashback up to 600mm	✓

Robes & Linen	G.J. Gardner. <small>HOMES</small>
+ Painted doors to all Bedroom Robes and Linen as per plan	✓
+ Robes include shelf at 1700mm high with hanging rail.	✓
+ WIR include shelf at 1950mm high with hanging rail.	✓
+ Linen press incl. 4 shelves with hinged door as per plan.	✓
+ Hume moulded panel range of doors	✓

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G.J. Gardner Homes Perth West.
Call **6180 9210** or visit **2/195 Main St, Osborne Park**

G.J. Gardner. HOMES