

# Our standard 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?

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**Give us a call or drop in  
for a chat today.**

171 Orlando St  
Coffs Harbour NSW 2450

Contact us on **(02) 6691 3509** or  
email [coffsharbour@gjgardner.com.au](mailto:coffsharbour@gjgardner.com.au)

Welcome **home.**

**G.J. Gardner.** HOMES

<b>Essentials</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Owned and operated by a local builder	✓	
+ Backed by the support of an International network and brand with over 25 years experience	✓	
+ Fixed price building contract, with no surprises	✓	
+ Local government building application, water corporation & building permit fees	✓	
+ Certified house plans, engineer designed footings and slab	✓	
+ Construction and Liability Insurance	✓	
+ Builder Indemnity Insurance	✓	
+ Compulsory Structural warranties	✓	
+ Standard BASIX requirements, 3 star rated taps and 4 star rated Dual Flush WC , R3.0 Insulation to ceilings. 500ltr water tank. 600mm eave soffits to full perimeter (or as per plan)	✓	

<b>Design</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Fully Flexible to alter any design or build custom designs with out the penalties of stepping away from standard designs	✓	
+ 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	✓	

<b>Construction</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Dedicated Construction Supervisor	✓	
+ Soil Test and Contour Survey	✓	
+ 6 metre run for Utility Services included (gas, water, power, sewer)	✓	
+ 13 week maintenance period after completion	✓	
+ Builder's internal house clean – all external construction debris removed	✓	
+ External Sisalation included	✓	
+ R3.0 Ceiling insulation + Anticon as standard to metal Roofs (When applicable)	✓	
+ Termite Treated frame and trusses + Full perimeter barrier 15 year warranty	✓	
+ Corner metal beading to all internal walls	✓	

<b>Exterior</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ PGH or Austral bricks from Group 1 category	✓	
+ Bristle designer or classic range roof tiles with sarking and 1 whirley bird (roof vent)	✓	
+ Powder coated aluminium windows and sliding doors including locks and fly screens	✓	
+ Colorbond fascia and gutter	✓	
+ Two external garden taps	✓	
+ Colorbond Garage Door auto lift sectional panel with 2 remotes	✓	
+ Stormwater, underground power and sewer connection to street with 6m allowance	✓	
+ Any cladding shown on plan is James Hardie cladding in standard Hardieplank design (if applicable)	✓	
+ Site Works to 1000mm fall and slab designed to suit "S" class site	✓	
+ 2 panel Solar HW electric boost - 315Lt (rebates apply) - claimable by owner at job completion	✓	
+ 5000Ltr Round Poly tank including submersible Automatic Divertron 1000 pump	✓	
+ 22.5 degree roof pitch (or as per plan)	✓	
+ External rear veranda ceiling installed as Plaster set ceiling ( no Joiners ) fixed to metal battens	✓	

<b>Interior</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ 2400mm ceiling height	✓	
+ Treated timber trusses and framing 90 x 35mm external, 70 x 35mm internal. (Note: 450mm centre frames)	✓	
+ Walls 10mm plaster board, with villa board to bathrooms and ensuite	✓	
+ All ceilings 10mm Plaster board fixed to metal battens with trusses at 600mm centres ( Not direct fixed )	✓	
+ Garage walls plaster lined and painted	✓	
+ Decorative timber skirtings (68 x 18mm) and architraves to windows and doors	✓	
+ OneSteel for foundations and slab reinforcing	✓	

<b>Kitchen</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Fully laminated European designed cupboards as per the plan with post form tops and stainless steel pull door handles and soft close hinges	✓	
+ Overhead cupboard to rangehood	✓	
+ 600mm high tiled splashback (\$33.00 sqm inc GST for tile purchase)	✓	
+ Smeg oven SFA561X 60cm	✓	

+ Smeg slide out range hood SAH46SS 60cm	✓	
+ Smeg SA611XC1 Ceran cook top, touch control, flat edge 60cm OR Smeg CIR66X gas/wok cook top	✓	
+ Posh Solus MKII 1 3/4 SS 1th double bowl sink	✓	
+ Posh Solus MKII GN sink mixer chrome 4 star	✓	
+ Dishwasher provision included	✓	
+ Pantry as per the plan with 4 shelves	✓	
* Quote will itemise the lineal metres of breakfast bar, 600m bench and overhead cupboards included		

<b>Bathrooms</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Vanities made by Kitchen Suppliers - includes 1 set of drawers and vanity basin Posh Domain 525 x 450 1th white	✓	
+ Framed shower screens, clear glass and pivot doors	✓	
+ Framed mirror full length of vanity top to 900mm high with frame to match shower screen	✓	
+ Tiles to floor/skirting, shower recess to 2.0m high, tiles around the bath to 1200mm off floor. (\$33 sqm inc GST for tile purchase)	✓	
+ Toilet tiles to floor and skirting with 1200mm high behind cistern laid in square pattern	✓	
+ 2 bulb fan heat light to each bathroom and ensuite	✓	
+ Reece Posh Solus MKII basin mixer chrome	✓	
+ Reece Posh Solus MKII shower mixer chrome	✓	
+ Gen X 760mm double towel rail 800mm chrome	✓	
+ Gen X toilet roll holder chrome	✓	
+ Gen X towel ring chrome	✓	
+ Reece Base acrylic bath 1650 x 715 x 380 white	✓	
+ Posh Dominique 4-Star CC toilet suite	✓	
+ Mizu Drift pop-up (std) plug and waste	✓	

<b>Electrical</b>	<b>G.J. Gardner. <small>HOMES</small></b>	<b>OTHER BUILDERS</b>
+ Double flouro to garage	✓	
+ Double power points – 1 per room; 2 to main bedroom and 3 to kitchen (minimum)	✓	
+ Lighting B/Chrome /White warm or bright white LED down lights to all lights to meet BASIX requirements	✓	

+ 2 x two-way light switches	✓	
+ Power points – all doubles, 2 x TV points and 1 x phone point	✓	
+ NBN network	✓	
+ Smoke Detectors to Australian Standards	✓	
* Your quote will detail the exact quantity of light points and power points are allocated		

<b>Laundry</b>	G.J. Gardner. <small>HOMES</small>	
+ Posh Solus MKII 45Ltr drop-in trough 1th SS	✓	
+ Posh Solus MKII sink mixer chrome	✓	
+ Arco washing machine stop	✓	
+ Tiles to floor, skirting and 400mm splashback to tub, laid in a square pattern (tiles @ \$33.00 sqm inc GST)	✓	

<b>Robes &amp; Linen</b>	G.J. Gardner. <small>HOMES</small>	
+ Hume moulded range swing doors	✓	
+ Gainsborough Lever door furniture in chrome 100/700 series	✓	
+ Top shelf and hanging rail full width of robe and 1 bank of shelves to each bedroom and 2 bank to WIR 600mm wide	✓	
+ 4 full width shelves to linen	✓	

