



QUALITY WORKMANSHIP GUARANTEED

BEN CAMPBELL BUILDING GROUP

STANDARD LIST OF INCLUSIONS

GENERAL INCLUSIONS

- All applicable council fees
- All applicable insurance levy fees
- Minimum 6 star energy rating
- 7 Year structural guarantee
- Geotechnical soil test and report
- Structural engineering design
- 90mm T2 treated pine frame
- Pine trusses
- Physical termite barrier
- Sarking and Insulation to report details
- Construction to comply with National Standards
- Service connections

INTERNAL INCLUSIONS

- 10mm plasterboard to all living area walls and ceilings
- 6mm villaboard to all wet area walls
- 90mm cove cornice
- Ceramic tiling to wet areas
- Carpet to bedrooms
- Balance of flooring to individual plans
- Flush panel internal doors
- Mirror inserts to bedroom sliding doors
- Vinyl inserts to linen and broom cupboard doors
- Lever handle door furniture
- Paint finish skirting and architraves
- Carpet grade staircase *where applicable*
- Laminate benchtops
- Laminate, flush panel, square edge cabinetry
- Tiled splashback to kitchen
- Frameless polished edge mirror over vanity
- Semi-frameless shower screens
- White acrylic bath
- Stainless steel 1 ¾ kitchen sink
- Chrome fixtures throughout
- Drop in laundry tub and cabinet made unit
- Wall mounted shower roses
- Stainless steel electric appliances
- Ceiling fans throughout
- Generous amounts of light and power points throughout. Refer individual plans
- Smoke detectors
- Painting to Australian Standards
- Hot water system as per individual plans

EXTERNAL INCLUSIONS

- Boral / PGH bricks *where applicable*
- JH lightweight cladding *where applicable*
- Colorbond roof, fascai and gutter
Standard range
- Panel lift powder coated garage door with Auto opener
- Fly screens to all windows and sliding doors
- External entrance door – paint grade finish
- 2 x brass wall mount taps
- Digital compliant TV aerial
- External timber decking *where applicable*
- Aluminium balustrade *where applicable*
- Exposed aggregate driveway and paths
where applicable and part of plans
- Designer letterbox with house number
where applicable and part of plans
- 2 x up/down wall lights to front facade

PRODUCTS SPECIFIED ARE BUILDERS RANGE AND ARE SUBJECT TO CHANGE AT ANY TIME WITH EQUIVALENT PRODUCTS. BEN CAMPBELL BUILDING GROUP RESERVES THE RIGHT TO CHANGE OR ALTER THIS INCLUSIONS LIST AT ANY TIME WITHOUT NOTICE.

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