Please Note: The floor plan provided is for illustrative purposes only and is not drawn precisely to scale. However, the overall length and width can be assumed to be accurate. It is the home owner’s responsibility to ensure that the house will fit on their land and that all applicable council regulations and estate requirements are met. The image of the façade is for illustrative purposes only and may contain items or finishes which may or may not be standard inclusions.
Quality Inclusions
Shelton Homes specialises in beautiful Queenslander homes for people who value quality, lifestyle and an environment of relaxation and refreshment. Every one of our houses is a successful combination of our client’s vision, needs and builder expertise.

We focus on building your home right the first time. Quality checkpoints are embedded into our construction process, ensuring you receive the best attention and that your home is built to standards that exceed your expectations.

Our Quality Inclusions are chosen to give your home an atmosphere of timeless elegance and distinction.

Creating a home that exceeds your expectations...
### Preliminaries

**INSURANCES & PERMITS**
- Council building and plumbing permit fees
- Building construction insurance
- Supply engineer's drainage plan and septic design

**INSPECTIONS**
- Engineer's fees for site inspections

### Site Works & Allowances

**SITE WORKS & FOUNDATION**
- Foundations priced as per engineer's soil test report
- Earthworks allowance $2,000.00

**ALLOWANCES**
- Utility connections brought to house by builder
  - Town Water
  - Underground power
  - Telephone lead in
- Concrete pump allowance to place concrete as required

### House Frame Structure

**STRUCTURE**
- Adjustable steel stumps
- Timber wall frame sizing 70 x 45mm and treated pine studs @ 450mm centres
- Roof trusses to be termite treated pine @ 900mm centres
- Ceiling and roof battens to be metal @ 450mm centres
- Bearers and joists to main floor as per timber nominated by draftsperson.
- Bearers and joists to decks and verandahs to be hardwood
- Flooring to house to be 19mm Yellow Tongue
- Decking to be 80 x19mm Merbau finished with three coats of decking oil
- Verandah posts to be 90x90mm Merbau – painted finish
Electrical, Insulation & Hot Water

**ELECTRICAL**
- Meter box and switch gear
- Wall oven and cook top connection
- 40 x double power points
- 5 x single power points
- 45 x light points
- 2 x IXL tastics
- 3 x TV points
- 2 x two-way switches
- Smoke detectors to council approval
- TV antenna

**INSULATION**
- Insulation to walls R1.5 batts
- Insulation to ceilings R 3.5 batts

**HOT WATER**
- Hot Water System - Gas

---

**FITTINGS**
- Powder-coated aluminium windows and doors as per plan – Colour selection from Bradnams standard colour range
- Entry door and sidelights to the value of $2,000
- Trilock combination deadlock to entry door
- Laundry door to be solid core
- Laundry door fitted with Gainsborough entrance lock and dead lock
- Fly screens fitted to all windows and sliding doors
- Weather and breeze seals to all external hinged doors

**FINISHES**
- Sisalation to all external walls
- External cladding – Hardies Linea Board
- Colorbond corrugated roof sheeting
- Colorbond 6 inch quad guttering
- Colorbond fascia
- Handrails to front and rear verandahs to be ladies waist with slats
- Fretwork brackets to verandah posts
- 90mm PVC downpipes connected to rainwater tank where possible

**PLUMBING**
- All plumbing and drainage works
- Quality plumbing fittings
- Super Treat treatment plant connection – 6m
- 4 x outside taps
- Connection of all storm water to tank where possible
- Leaf Eaters connected to all down pipes
- Pressure pump
Internal Fittings and Finishes

FITTINGS
- Internal doors – choice of Corinthian’s Impressions series of doors
- Internal door furniture – choice of Gainsborough Contractor Series lever sets

FINISHES
- 10mm plasterboard to walls and ceilings
- Rounded corners to all external corners
- Villaboard linings to wet area walls
- Sydney Cove cornice throughout
- Architraves 68 x 19mm painted finish
- Skirting 93 x 19mm painted finish

FLOORING
- Polished flooring to entry, living, kitchen, and hallways to be Select Grade 19mm Spotted Gum tongue and groove, secret nailed and glued over the top of the Yellow Tongue flooring – sanded and coated with satin finish

PAINTING
- Staining or painting of front door – selection choice by owner
- All timber work finished in a high gloss
- Internal and external painting finished to Shelton Homes’ high standard

ROBES & LINEN CUPBOARDS
- All robes constructed using white board
- Robes fitted with one bank of three shelves 600mm wide, one shelf 1.8m high full width
- Linen cupboards fitted with 4 shelves

TILING
- Water proofing to bathroom floors before tiling
- Tiles to the value of $30m²
- One tile high around bathroom walls as skirting
- 2m high in shower areas
- One tile above bathroom vanities
- One tile around WC and laundry walls as skirting
- Two tiles above laundry benches
- 600mm high above kitchen benches
- Floor tiles to Bathroom, Ensuite, WC, & Laundry
Cabinetry in the Kitchen, Laundry & Bathrooms

**KITCHEN**
- Cabinetry Allowance $18,000.00

**BATHROOMS**
- Framed shower screens to ensuite and bathroom showers
- Framed mirrors to all vanities

Handover & Warranties

**PRACTICAL COMPLETION**
- Professional clean throughout
- Allowance for bobcat to level out site on completion
- Clean-up of site and rubbish removal

**MAINTENANCE & GUARANTEE**
- Six months maintenance period on workmanship
- Six year structural guarantee

*Please note, no allowance has been made for:*
- Rainwater tanks
- Power to site
- Curtains
- Carpets
- Landscaping & driveways

**THIS PRICE IS SUBJECT TO FINAL PLANS, ENGINEERING, SOIL TEST AND COUNCIL APPROVAL.**
Scott and his team were nothing short of incredible. Scott worked closely with us every step of the way to create the home that we have always dreamed of. Nothing was too much trouble or too difficult and the level of workmanship is second to none. They have created for us a home that we are proud to call our own and would not hesitate to recommend them to anyone who wants to create something special.

Luke & Karleigh