



Beach House Constructions designs, builds and decorates sustainable homes.

Through many years of experience, we have refined a standard inclusions list, which our clients have welcomed as the easiest and most cost-effective way to build a quality home. The following items are included under this convenient arrangement.

external

- Concrete slab (class M)
- Pine frames and trusses
- Colorbond roofing and accessories
- Ecoply and Colorbond external cladding
- Non-louvre trend powder coated double glazed windows with fly screens
- Trend powder coated aluminium doors with key locks
- External shower
- Aluminium and glass front door

internal

- 10mm plasterboard to walls and ceilings
- R1.5 polyester batts to external walls
- R3.0 polyester batts to ceilings
- 67mm skirting and architraves
- Villaboard to bathroom
- Redicote internal doors
- Sliding door units to built in robes
- Shelving and hanging rails to built in robes and walk in robe
- Satin chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- Floor and wall tiles to all wet areas

kitchen

- Blanco stainless steel cook top (BCKK 60X), under bench oven (OE 604XP), under mount range hood (BRU 53X), dishwasher (DWF 6XP)
- Laminate custom-made kitchen with Duro Form bench tops with PVC edge doors
- 1 ¾ Lakeland stainless steel sink bowl
- Flick mixer tap

bathroom and ensuite

- Semi-recessed vanity units
- Wall mirror over vanities
- Waterproofing to all tiled areas
- Floor and wall tiles to wet areas 1.8m high to shower recess, 3 rows over bath and skirting tile approximately 100mm high
- Acrylic bath to bathroom
- 900x900 shower base set in floor
- Framed shower screens with pivot doors
- White, low level toilet suites (Aspire dual flush)
- Towel rails and toilet paper holders (as displayed)
- Flick mixers to all tap outlets

laundry

- Stainless steel insert trough with custom-made base cabinet
- Tiles to floor, skirting tile and splash back
- Flick mixer tap fitting
- Hot and cold tap fittings for washing machine

painting

- High quality paint finish to all external and internal surfaces
- One colour (of your choice) throughout internally

electrical

- Energy efficient Solar 2 panel hot water service
- Smoke detectors
- Exhaust fans to W.C, ensuite and bathroom
- Florescent down lights to all internal ceiling light points
- Florescent bunker lights to all external light points
- Double power points throughout the house
- Two television points with antenna



standard inclusions (continued)

also included

- Plans, building permits
- Insurance, relevant fees
- Energy report
- Bush fire assessment
- Soil test
- Interior design service
- Advice for optimum positioning of your home on your block of land
- Project management of the building process
- Local contacts for finishing touches such as landscaping
- Advice on sustainable features

exclusions

- Connection of services, sewerage, stormwater, water-tapping, water connection, telephone and underground power
- Handrails on decks of single storey dwellings
- Site re-surveying
- Driveway construction
- Site excavation if required
- Allowance for fall over house site over 200 mm

Following a site inspection and energy assessment, we provide you with a fixed price quotation. We only commence work once you have confirmed your acceptance by signing a contract.

you can view our work at

www.beachhouseconstructions.com.au
and at various display homes in Gippsland by appointment.