

# bluewood

H O M E S

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### Product & Colour Schedule

Note: The "On the House" Inclusions at no extra cost includes Base Inclusions and replaces equivalent material and/or products.

### Inclusions disclaimer\*

Refer terms and conditions on the back page of this document.

# ON THE HOUSE INCLUSIONS



**HOMES BUILT AS IF THEY WERE OUR OWN!**

# **Welcome**

## **COMPANY INTRODUCTION**

Bluewood Homes an award-winning home builder currently servicing Brisbane, Ipswich, Gold Coast, Northern NSW and surrounds.

Since our inception in 2004 as both a project home and unique custom home builder, we have had many home owners feel proud they have chosen us to build their new dream home.

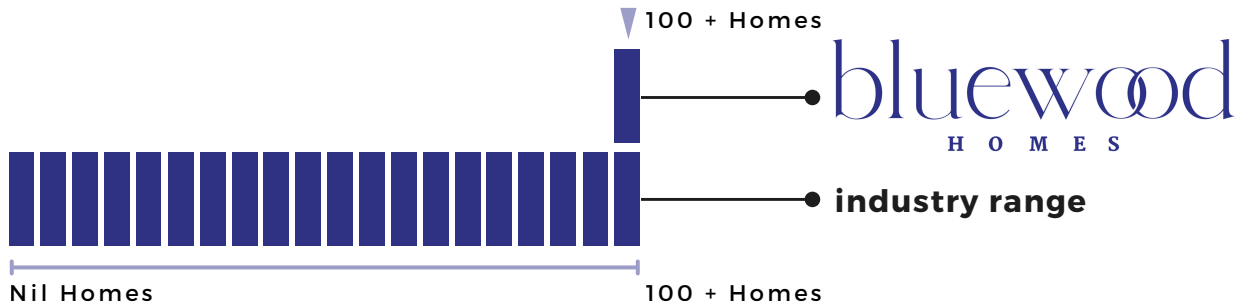
Our business model is focused mainly on offering enhanced customer communication, exceptional service, experienced skill levels and above all, offering our customers what they truly deserve from their new home.

"Your home build quote clear and itemized built up to suit your Wishlist.  
How simple!"

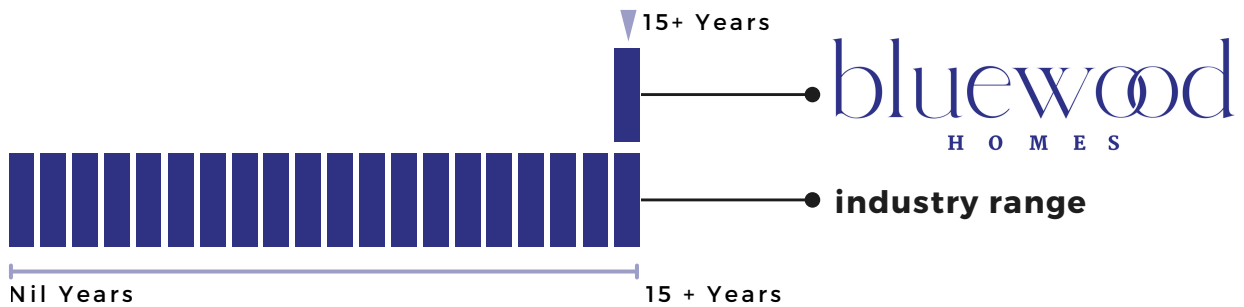
# BUILDER ANALYSIS

So what's the difference

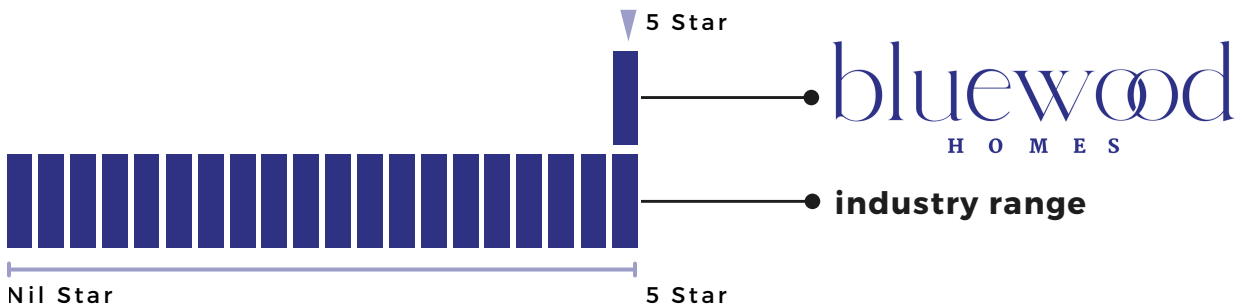
## Custom homes built



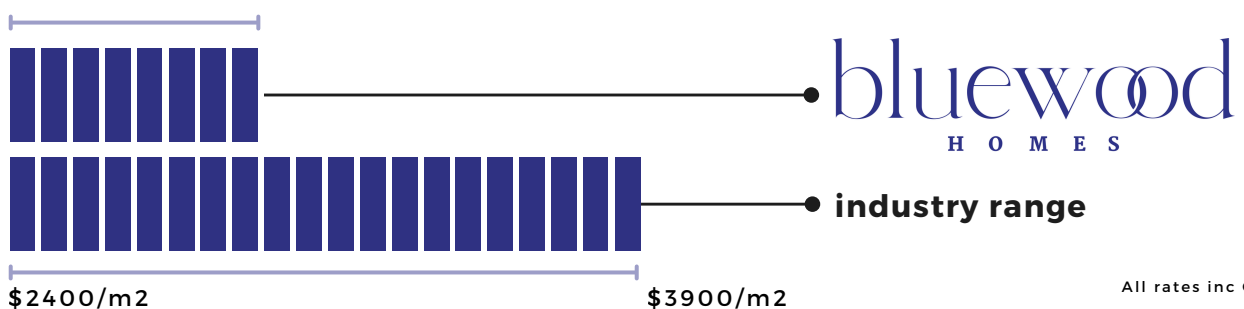
## Years in business



## Customer experience strategy



## Average custom home turnkey price



All rates inc GST



# House & Home



## What's included:

### 1 Roofing

What's included:

- ✓ Medium grade roof sarking.
- ✓ Colorbond metal roof in builders select roof profile.
- ✓ 22.5 degree roof pitch.
- ✓ Colorbond metal fascia, barge & gutters in builders select profiles.
- ✓ 90mm round pvc downpipes painted.
- ✓ Contemporary colour range.

### 2 Bricks & Eaves

What's included:

- ✓ PGH single height face bricks from lifestyle, impressions, horizon & naturals collection.
- ✓ Standard grey mortar with ironed joints.
- ✓ 450mm &/or 600mm wide eaves.

### 3 Windows

What's included:

- ✓ Aluminium powdercoated windows and sliding doors including locks & keys.
- ✓ Clear glazing.

### 4 Front Entry Door

What's included:

- ✓ Choice of 16 paint grade front entry door profiles.
- ✓ Clear glazing.

### 5 Front Entry Door Lock

What's included:

- ✓ Gainsborough contemporary trilock.

### 6 Garage Door

What's included:

- ✓ 2100 x 4800 sectional panelift garage door in standard colour range.
- ✓ Automatic including single power point & 3 remote handsets.
- ✓ Choice of 5 standard garage door profiles.



# House & Home



## What's included:

### 1 Timber Frame & Truss

What's included:

- ✓ Termite resistant blue pine timber.
- ✓ Thermo-foil wall wrap to all external walls.

### 2 Ceiling

What's included:

- ✓ Ceiling height up to 2475mm high.
- ✓ R2.5 ceiling batts to entire ceiling.

### 3 Plasterboard

What's included:

- ✓ 10mm plasterboard to walls and ceilings.
- ✓ 90mm cove cornices.

### 4 Internal Doors

What's included:

- ✓ Choice of 8 paint grade internal door profiles 2040mm high.

### 5 Internal Door Furniture

What's included:

- ✓ Choice of 5 internal door lever profiles.

### 6 Skirtings & Architrave

What's included:

- ✓ 66x11mm paint grade splayed profile skirtings.
- ✓ 42x11mm paint grade splayed profile architraves.

### 7 Robes / Linen Door Frames & Inserts

What's included:

- ✓ Framed mirror sliding robes to bedrooms.
- ✓ Framed vinyl sliding robe doors to linen cupboards.
- ✓ White melamine shelving.

### 8 Painting

What's included:

- ✓ Dulux 3 coat paint system (internal) available in large colour palette.
- ✓ Dulux aqua-namel semi gloss to all doors, skirting and architraves to prevent paint discoloration .



# Kitchen & Laundry



## What's included:

### 1 Plumbing Fixtures

What's included:

- ✓ Polished chrome mixer taps.
- ✓ All tapware include Wels 5-star rating.
- ✓ 1 1/2 bowl stainless steel kitchen sink.
- ✓ 45L stainless steel laundry tub.
- ✓ Dishwasher provision.

### 2 Cabinetry

What's included:

- ✓ Square edge profile laminate available in a range of colours from Polytec (2 colours as std).
- ✓ Overhead cabinetry to kitchen finished at 2100mm nominal height as std.
- ✓ Underbench microwave enclosure inc. 1 pot drawer under to Kitchen as std.
- ✓ Cabinetmade laundry cabinet up to 1500mm (Nil drawers or overheads).
- ✓ Selection of 10 x cabinetry handle profiles.

### 3 Benchtops

What's included:

- ✓ 20mm Smartstone benchtops in a choice of 11 colours available in 3 select edge profiles as std.

### 4 Ceramic Tiling

What's included:

- ✓ Nominal height splashback tiles up to 600mm high.
- ✓ \$25/m2 inc GST ceramic tile supply allowance.

### 5 Appliances

What's included:

- ✓ 600mm Westinghouse Ceramic Cooktop.
- ✓ 600mm Westinghouse Stainless Steel Wall Oven.
- ✓ 900mm Westinghouse Stainless Steel Canopy Rangehood or 600mm Slideout Rangehood.



*Bathroom, Ensuite & Powder*



## What's included:

### 1 Plumbing Fixtures & Accessories

What's included:

- ✓ Polished chrome mixer taps.
- ✓ All tapware include Wels 5-star rating.
- ✓ Choice of 4 luxury basin profiles as std.
- ✓ 1650mm inset bath (white) to bathroom.
- ✓ Quality chrome toilet roll holders and towel rails.
- ✓ Luxury back to wall toilet suite (white) including soft closing seat.
- ✓ Chrome shower rail and hose to bathroom and ensuite shower.
- ✓ Privacy locks.

### 2 Cabinetry

What's included:

- ✓ Square edge profile laminate available in a range of colours from Polytec.
- ✓ Cabinetmade vanities up to 1200mm including single bank of 3 drawers (to facilitate single basin only).
- ✓ Selection of 10 x cabinetry handle profiles.

### 3 Benchtops

What's included:

- ✓ 20mm Smartstone benchtops in a choice of 11 colours available in 3 select edge profiles as std.

### 4 Ceramic Tiling

What's included:

- ✓ Up to 2000mm high to shower, up to 1200mm high to bath, splashbacks & skirting tiles elsewhere.
- ✓ \$25/m<sup>2</sup> inc GST ceramic tile supply allowance.

### 5 Showerscreens

What's included:

- ✓ Semi-frameless showerscreens.
- ✓ Clear glazing.

### 6 Mirrors

What's included:

- ✓ Frameless mirrors to overhead width of vanities.

## What's included:

### 1 Building Agreement

What's included:

- ✓ Fixed price.
- ✓ Soil test, contour survey, drafting, engineering & construction plans.
- ✓ All relevant permits, insurances, specifications and building agreements.
- ✓ QBCC home owners warranty certificate.
- ✓ 6 Star energy efficiency certificate.
- ✓ 12 month maintenance period.
- ✓ 6 year structural guarantee.
- ✓ Colour selection service with consultant.

### 2 Site Specifications

What's included:

- ✓ W33 / N2 Wind-rating.
- ✓ Crane hire.
- ✓ 6.0m setback & up to 500mm cross-fall including 1 x yard gully.
- ✓ Sediment fence.
- ✓ S-class slab (Monolithic).
- ✓ Concrete pump included.
- ✓ Termite protection to Australian standards AS3660.12000.
- ✓ Connection to onsite services.

### 3 Electrical & Lighting

What's included:

- ✓ We provide base quantities of light points, power switches, smoke alarms, tv point & telephone point with clear itemized pricing to ensure your new home build quote starts down low & tailored to suit your budget.
- ✓ Energy efficient light fitting supply upgrade packages available & tailored to suit your budget.
- ✓ Choose your own light fittings.
- ✓ No charge installation for all standard light fittings only (Fans et. are an additional cost).
- ✓ 250L electric hot water storage.

*More Specs*

## Optional Inclusions

Thinking of additional inclusions. Here is a list of popular inclusions to select from. Tick the applicable inclusions and we can add any of these with clear itemized pricing on your new home build quote.

- Concrete Driveway.
- Exposed Aggregate Driveway.
- Concrete Paths.
- 2550mm High Ceilings.
- 2700mm High Ceilings.
- Square Set Cornices.
- GAS LPG or Natural Provision.
- GAS HWS & Cooktop.
- Shower Niche.
- Acoustic Insulation.
- NBN & Communications Cabinet.
- TV Antenna.
- Ducted Vacuum Cleaner.
- Split System Air-conditioning.
- Ducted Air-conditioning.
- Lighting Supply Package.
- Electrical Upgrade Allowance.
- Security System.
- Insect Screens.
- Safety Screens.
- Security Screens.

- Tinted Windows.
- Timbagrain Garage Door.
- Select Profile Cabinetry.
- Glass Splashback to Kitchen.
- Undermount Kitchen Sink.
- 40mm Stonebenchtopy Upgrade.
- Overhead Cabinets to Laundry.
- 900mm Freestanding Oven & Cooktop.
- Frameless Showerscreens.
- Nil Shower Hob.
- Tiles to Ceiling Bathroom.
- Tiles to Ceiling Ensuite.
- Main Floor Coverings.
- Carpets to Bedrooms.
- Letterbox.
- Clothesline.
- Fencing.
- Landscaping.
- Window Coverings.
- Other:

### **\*Standard, Base and "On the House" inclusions disclaimer**

\*The builder reserves the right to change, alter or amend any of the Standard, Base &/or On the House inclusion items offered throughout this document without notice. Some colours &/or products may not be available at the time of selection including in some areas; then an alternate colour &/or product will be offered as a substitute. Any items offered may vary subject to the final quote, specifications & construction drawings.

\*Photography and images should be used as a guide only and may show furniture or finishing's not offered by Bluewood Homes these are for illustrative purposes only.

\*Any facades shown are indicative only, conceptual in nature, subject to change and are not included in the home price unless noted otherwise. Decorative finishes, landscaping, fencing, decking, planter boxes, letterbox, driveways and paths shown in façade are not included.



### **CONTACT US NOW**



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