

## **Compare Us**

Here at Hosies Homes we are very competitive with our Standard Inclusions. We always construct the highest quality home and use uncompromised building practices and systems. We know what works and what lasts; not only in the materials we choose and the tradespeople we employ, but how we operate, build and finally deliver your home. Here's why our Standard Inclusions are amazing and add value. We have ticked what we include, so when shopping around, ask the other builders can they tick all the boxes when it comes to Standard Inclusions. And if not, then ask them how much the extra cost is, this will aid you to really compare value and inclusions.

## **Site Costs**

<b>FREE Site Investigation</b> including one on one interview with the Licensed Builder/Owner	✓	
Preparation of plans, including <b>Custom Designs</b>	✓	
Connection to sewer up to <b>15 meters</b>	✓	
Connection to water, electrical and gas up to 7 meters house set back	✓	
6 Star Energy rating VIC/Basix certificate NSW	✓	
Up to <b>BAL 12.5</b> fire rating	✓	
All Prices based on "M-D" Class Soil Results	✓	
Site cut/fill up to <b>500mm</b> over the building area (excludes rock) – Includes <b>spoil removal</b>	✓	
Council approval fees, Construction certificate (VIC CC)/Complying development certificate (NSW CDC) Planning permit or development application at builder's cost price	✓	
Structural Engineering certification (slab design)	✓	
Site survey design and site specific (if required)	✓	
Homeowners Warranty Insurance Certificate paid by the Builder	✓	

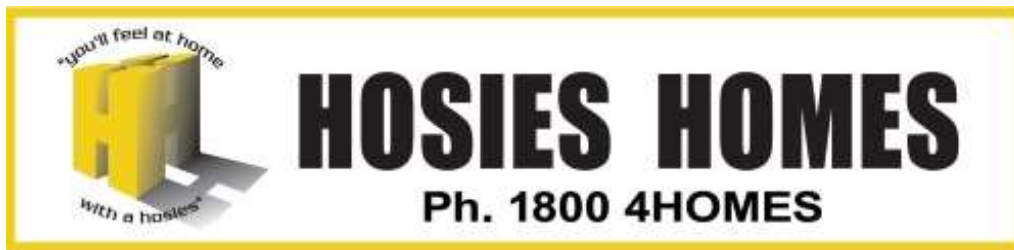
## **Structural Construction:**

Waffle pod insulated concrete slab 100mm thick, <b>Garage 125mm with 25 MPA concrete</b>	✓	
Concrete pumping to all house slabs	✓	
<b>T2 Treated</b> 90mm Pine Frame and Trusses with <b>25 year limited structural warranty</b>	✓	
<b>450mm stud center's</b> external walls 500mm center's internal walls	✓	
<b>Full Termite Protection System</b> inc under-slab and external treatment (not collars)	✓	
<b>2550 mm Internal Ceiling height</b>	✓	
<b>Brick work over windows and Garage door</b> with painted Galvanized steel lintels	✓	

**PH: 1800 4HOMES**

**Display Home: 9 Woodbridge Street Killara, VIC**  
**Showroom/Office: 14 Bassett Street Wodonga, VIC**

SEPT 2019



## **External:**

PGH Bricks large range with choice of <b>White <u>OR</u> Natural mortar</b> flush joints	✓	
Façades are design specific	✓	
Color bond roof, Fascia, Guttering with 90 mm pvc down pipes for rainwater connection	✓	
Sisalation to external walls and under color bond roof	✓	
<b>450mm Eaves</b> (design specific) with Haymes Solar shield paint system	✓	
<b>Concrete to Alfresco and Front Entrance</b> (Natural Finish)	✓	
Up to <b>15 m2 Concrete extra to Paths</b>	✓	
Up to <b>40 m2 Concrete extra to Driveway</b>	✓	
<b>Fly screens to all windows and Sliding doors.</b> BAL screens if required	✓	
Solar hot water system with Gas back up VIC/ Gas continuous flow hot water, water tank plumbed to laundry/toilets NSW	✓	
Panel lift Garage door <b>with remote control</b> (2 hand transmitters) in a choice of 4 styles	✓	

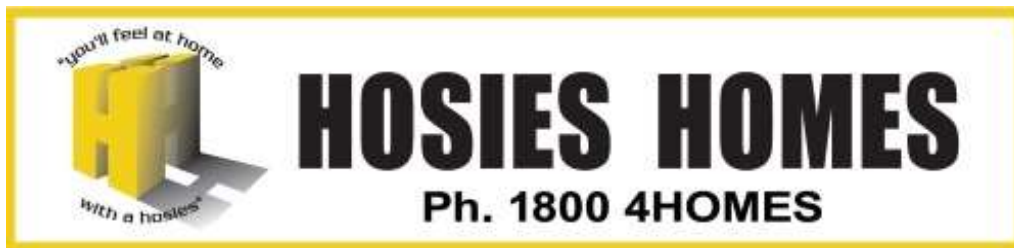
## **Internal:**

Front door choice of <b>Hume Newington <u>OR</u> Trend range</b> inc sidelight, design specific	✓	
<b>Gainsborough Tri Lock deadlock</b> Entry lockset to front door	✓	
Internal doors Hume <b>Flush panel <u>OR</u> Molded 4 Panel (OAK)</b> doors	✓	
Gainsborough Lever passage sets with <b>Privacy latches</b> to Bathroom, Ensuite & WC	✓	
<b>Full 3 Coat Haymes Ultra-Premium paint system</b>	✓	
A&L Single Glazed windows and sliding doors with <b>Keyed locks to all</b>	✓	
<b>Obscure glass to WC, Bathroom and Ensuite</b>	✓	
<b>Solution Dyed Nylon Carpet with 10mm quality air step underlay</b> to bedrooms and lounge	✓	
<b>Dry area Ceramic tiles <u>OR</u> Vinyl planks</b> to Living, dining, kitchen and hallways large choice design specific	✓	
<b>67mm MDF Skirting's and Architraves, Pine</b> to bathrooms and garage	✓	
10mm plaster to walls and ceilings, 6mm Villa board to wet areas ,75mm cornice	✓	
Melamine shelving to all robes <b>with Bank of shirt shelves</b> 600mm wide design specific	✓	
Melamine to Linen and pantry 4 shelves design specific	✓	
<b>2400mm high vinyl sliding doors</b> to all robes design specific	✓	

**PH: 1800 4HOMES**

**Display Home: 9 Woodbridge Street Killara, VIC**  
**Showroom/Office: 14 Bassett Street Wodonga, VIC**

SEPT 2019



## **Kitchen:**

900mm Technika Stainless Steel front Slide out <u>OR</u> Canopy range hood	✓	
900mm Technika Gas Cook top and 900mm Technika under bench <u>OR</u> Freestanding Oven	✓	
600mm Technika Dishwasher supplied and fitted	✓	
Soft close drawers under bench and two Pot Drawers (design specific)	✓	
Choice of Any Laminate and Melamine colour	✓	
Posh Solus Mk11 stainless 1 ½ bowl sink and Mixer tap	✓	
Overhead Kitchen cupboards with soft close hinges with Plaster Bulkhead	✓	
Cold Water point to the Fridge space	✓	

## **Laundry:**

Custom Made Laundry cabinet to suit design	✓	
Base 42lt stainless steel tub	✓	
Posh Solus M11 mixer tap	✓	
Washing machine stops inside cabinet	✓	
Dryer Noggins fitted in wall for dryer above washing machine	✓	
50mm floor waste under washing machine area	✓	

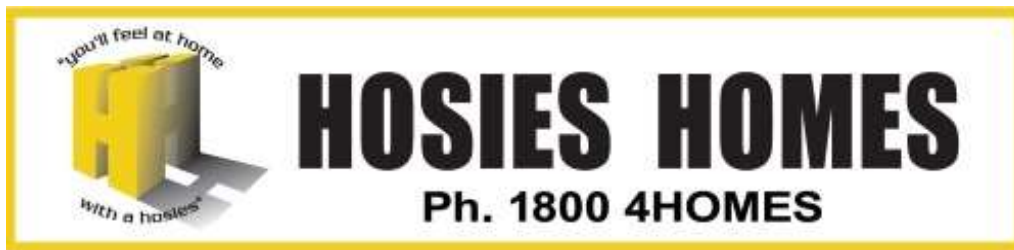
## **Bathroom & Ensuite:**

Tiled shower Bases	✓	
Wall and floor tiles large choice 2000mm high in shower, 600mm above bath	✓	
Skirting tiles to Bathroom, Ensuite and WC areas	✓	
Full waterproofing to wet areas Vic and NSW	✓	
300mm x 300mm shower shelves/niche (design specific)	✓	
Posh Solus Mk11 mixer taps and Posh Bristol shower rails to all	✓	
Semi framed shower screens 2000mm high	✓	
Custom made vanity to suit design with Posh Domaine basin	✓	

**PH: 1800 4HOMES**

**Display Home: 9 Woodbridge Street Killara, VIC**  
**Showroom/Office: 14 Bassett Street Wodonga, VIC**

SEPT 2019



## **Bathroom & Ensuite continued:**

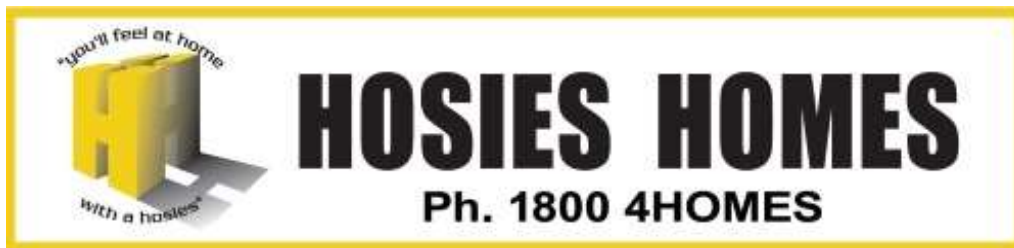
<b>Double Vanities</b> to Ensuite (Design specific)	✓	
Full width polished edge mirrors to all vanity's	✓	
Double towel rail to both Bathroom & Ensuite	✓	
Exhaust fans and <b>90 mm chrome floor wastes</b>	✓	
<b>Victoria Close coupled ceramic toilet suite with soft close seat</b>	✓	
Posh Domaine 1690mm acrylic Inset Bath	✓	

## **Heating & Cooling:**

<b>Ducted Heating</b> – Braemar 4.7star Gas Ducted to bedrooms and living areas	✓	
<b>Ducted Cooling</b> - Braemar Evaporative Ducted to bedrooms and living areas	✓	
<b>Magi-Touch programmable Controller-</b> upgradable to work with Google home or Alexa	✓	

## **Insulation:**

R4.1 Bradford Gold insulation batts to ceiling space (excluding Garage and Alfresco)	✓	
R2.0 Bradford Gold insulation batts external walls and Garage/Home shared walls	✓	
Waffle pod insulated floor	✓	
R1.0 Sisalation to external walls and under roofing	✓	



## **Electrical:**

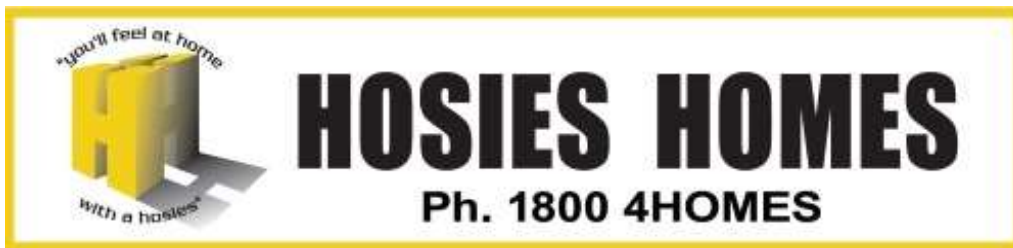
NBN ready lead in up to 7mtrs Owner to arrange connection at completion	✓	
Painted metal meter box	✓	
Master bedroom 3 double power points 2 to all other bedrooms	✓	
Minimum 2 power points to each living area and garage design specific	✓	
2 TV points with one Antenna connected with roof mounted bracket	✓	
Data cable (cat 5) to each TV point for smart TV use	✓	
Hard wired smoke detectors outside bedrooms design specific	✓	
12W LED Down lights throughout main living areas	✓	
Weatherproof double power point to Alfresco (design specific)	✓	

## **General:**

Locally Owned and operated Family Business	✓	
Personally, supervised by local Licenced Builder & Owner (Gary Hosie)	✓	
Wodonga colour consultation at our Local Office	✓	
Housewarming basket on handover of completed home	✓	
Competitor comparison to see you are getting the best value and inclusions	✓	
No Administration fees for additional variations	✓	
No design fees if you wish to modify standard designs	✓	
No Custom Design Surcharge	✓	
Gas bayonet for connection to your BBQ in the Alfresco	✓	
Generous sized bedrooms	✓	

**PH: 1800 4HOMES**  
**Display Home: 9 Woodbridge Street Killara, VIC**  
**Showroom/Office: 14 Bassett Street Wodonga, VIC**

SEPT 2019



## **Owners Requirements - Your Own Wish List:**


All specifications and inclusions subject to change and are design specific without notice. Builder may substitute items of similar design and price because of availability. Items not listed on inclusions or contract are not included. It is the owner's responsibility to check inclusions or specific requirements have been included by builder. Some items shown on plans may also not be included. All contracts shall be Master builders of Vic or NSW with conditions of such contracts adhered to. The builder will make every effort to list all items but will not be responsible for errors or omissions. If owner is not sure on inclusions, please ask for explanation as we have an honesty and integrity policy.

**Please Contact Our Sales Consultants:**

**Justin Worthington:** 0412 922 550

**Katrina Hosie:** 0400 360 998

**PH: 1800 4HOMES**  
**Display Home: 9 Woodbridge Street Killara, VIC**  
**Showroom/Office: 14 Bassett Street Wodonga, VIC**

SEPT 2019