



'an affordable solution'

YMH HOUSES

STANDARD INCLUSIONS

(subject to formal specifications)

FLOOR COVERINGS	<ul style="list-style-type: none"> • Beachcomber / Dreamtones Quality Carpet • Clix Laminated Floating Floor • Tiles (To Wet Areas)
KITCHEN	<ul style="list-style-type: none"> • Quality domestic grade cabinetry—Laminex Bench Tops / Cupboards • Modena Gas Cook Top • Modena Slide Out Range Hood • Modena Mixer Tap • Under Bench Oven or Wall Oven • Dishwasher
BATHROOM & TOILET	<ul style="list-style-type: none"> • Vanity—Laminex Bench Tops / Cupboards • Modena Mixer Tap • Mirror over vanity • Double Towel Rail • Glass Shower Shelf & Soap Holder • Pivot Door Glass Shower Screen • China soft close toilet Suite • Toilet Brush & Holder
LAUNDRY	<ul style="list-style-type: none"> • Mixer Tap through cabinet • Trough cabinet
ROOF	<ul style="list-style-type: none"> • Treated Pine Trusses / LVL Rafters • Corrugated Colourbond Steel • Colourbond Guttering & Trims • Vapa Chek R1.8 Roof Blanket • R3.5 Ceiling Batts (Residential Houses)
WINDOWS & WINDOW COVERINGS	<ul style="list-style-type: none"> • Powder Coated Aluminum • Single Glazed Windows • Diamond Grill Security Door to Glass Sliding Door • Fly Screens • Roller Blinds • Vertical Blinds to Sliding Door
LIGHT FITTINGS	<ul style="list-style-type: none"> • LED Down Lights internal – <i>generally</i> • Feature Wall Light to Front Verandah • Bunker Lights to Carport
PLUMBING	<ul style="list-style-type: none"> • Instantaneous Gas Hot Water System • External Tap



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ELECTRICAL	<ul style="list-style-type: none"> Adequate GPO's (<i>Power Points</i>) External Power Point 2 x TV points (Lounge & Bedroom 1) 1 x Telephone Point (Kitchen) Smoke Detector (<i>Hard wired with battery back up</i>) 3 in 1 Heat Lamp / Exhaust fan in Bathroom
PAINT	<ul style="list-style-type: none"> 3 Coat interior 2 Coat exterior
ROBES & LINEN CUPBOARD	<ul style="list-style-type: none"> Sliding Colour Board Doors White Melamine Shelving Feature Mirror to Main Bedroom (<i>optional</i>)
EXTERIOR	<ul style="list-style-type: none"> Timber Steps Colourbond Metal Fascia Baseboards
DOORS	<ul style="list-style-type: none"> Feature Entrance Door ½ Glass Laundry Door Internal Oakfield Doors

- All pricing completed on basis of clear and flat access sites. This is a standard inclusions list and not our specifications which will be provided with a contract.

STANDARD EXCLUSIONS (BUT AVAILABLE ON REQUEST)

- Transport
- Council Fees
- Footings
- Connections to Services
- Energy Report (Victoria only)
- Heater & Cooling (3-4 bedroom houses only)
- Carport/ Garage (unless otherwise stated)*



Master Builder



Master Builders Association
New South Wales



VIC Parks
VICTORIAN CARAVAN PARKS ASSOCIATION

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