



Semore
inclusions

Cross your t's and dot your i's, our inclusions checklist covers more than the others.

Facade

	Semore	other
Choice of façade designs with combinations of rendered hebel, face brickwork, painted cement sheet and feature cladding treatments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

External Wall Claddings

Choice of rendered hebel, face brickwork or painted cement sheet to side and rear elevations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brick infills above external openings including garage (excluding corner windows).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Roof Coverings

Choice of colorbond corrugated roofing or profile concrete roof tiles (excl. sarking).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Colorbond fascia, gutters and downpipes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Front Door

2340mm high x up to 1020mm wide hinged or 1200mm wide pivot, solidcore (paint or stained finish) door with clear glazed inserts selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of Feature front entry door handles, deadlocks, lever & pull handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other Entrance Doors

2340mm high flush panel (paint finish) solid core access door between house/garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of entry door handles, deadlocks and lever handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2400mm high aluminium powder coated single glazed french door to Laundry (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of entry door handles, deadlocks and lever handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Windows

Aluminium powder coated finish, single glazed awning windows throughout.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aluminum powder coated finish feature window(s) to the front elevation (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Keyed locks to openable windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
White translucent glazing to wet areas, clear glazing to balance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

External Sliding Doors

2370mm high aluminium powder coated finish external sliding door(s) to the ground floor and 2110mm high to the first floor if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door locks to all external sliding doors.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Flyscreens

	Semore	other
Steel meshed flyscreens to all openable windows.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Garage

Sectional panel lift front garage door (powder coated finish) up to 2400mm high. Finished door height subject to head height clearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Remote control motorised front garage door opener with 2no remotes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roller rear garage door, powder coated finish (design specific) up to 2400mm high. Finished door height subject to head height clearance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Internal General

2740mm high ceilings single storey homes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2740mm high ceilings ground floor & 2590mm high first floor double storey homes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10mm Plaster finish to internal walls and ceilings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10mm Plaster finish to porch & alfresco external ceilings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
75mm Scotia cornice throughout including garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R2.0 Batts to external walls and garage/house internal walls (excludes garage external walls).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
R3.5 Batts to ceilings (excludes garage, alfresco & porch)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2340mm high flush panel (paint finish) hollow core passage doors throughout.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cushion door stops to hinged passage doors throughout.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2340mm high flush panel (paint finish) hollow core hinged doors to linen, broom & pantry cupboards (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2340mm high vinyl finish sliding doors to bedroom robes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of lever door handles to internal passage doors selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of flush pulls to cavity sliding doors selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of architrave profiles & sizes up to 67mm high, selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of skirting profiles & sizes up to 67mm high, selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tiled skirtings to wet areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Internal Storage

	Semore	other
1no White melamine shelf with combination single & double chrome hanging rails, to master bedroom WIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2no White melamine drawer tower units (4no drawers & 2no shelves) to master bedroom WIR.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1no White melamine shelf with chrome hanging rail to bedroom robes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1no White melamine drawer tower unit (4no Drawers & 2no Shelves) to bedroom robes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5no White melamine fixed shelves to Linen cupboard(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1no White melamine fixed shelf to Broom cupboard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5no White melamine fixed shelves to Pantry.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Staircase

2no. KDHW stained feature treads and risers. Customwood treads and risers with carpet finish, selected from the "More" range to balance, with Customwood closed stringer with paint finish.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Paint finish newel posts & handrail with stainless steel or black balusters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Painted plaster dwarf wall balustrade with clear natural finish KDHW wall mounted handrail.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Kitchen

Reconstituted stone kitchen benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40mm reconstituted stone waterfall ends to island benchtop selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish kitchen base cupboards selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish microwave provision including drawer below (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1no bank of 4no cutlery drawers up to 450mm wide.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish kitchen overhead cupboards selected from the "More" range, including above fridge opening (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Double bowl undermount or top mount stainless steel kitchen sink, with basket waste's selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Feature kitchen sink mixer selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kitchen cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware throughout kitchen (excl. corner and bi-fold cupboards).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cooktop with underbench oven or wall oven selected from the "More" range including 600mm, 750mm & 900mm wide options OR:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Upright cooker selected from the "More" range including 600mm & 900mm wide options.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Canopy or undermount rangehood selected from the builders "More" range including 600mm, 750mm & 900mm wide options.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rangehood ducted to external wall vent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Freestanding or integrated dishwasher including cold water point and power point on separate circuit selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Butlers (Design Specific)

	Semore	other
Reconstituted stone butlers benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish butlers base cupboards selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Butlers cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware throughout butlers (excluding corner cupboards).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ensuite

Reconstituted stone ensuite vanity benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconstituted stone ensuite vanity benchtops with apron front (semi recessed vanity) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish ensuite vanity cupboards selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of vitreous china ensuite vanity basin(s) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ensuite basin mixer(s) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ensuite vanity cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wall faced vitreous china toilet suite selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of hob mounted or free standing (design specific) acrylic white bath selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bath mixer with outlet selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000mm high semi frameless ensuite shower screen with pivot door - clear glass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ensuite shower mixer with twin shower outlet selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tiled shower base with raised hob and tile insert floor waste.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Feature niche (size product specific) with choice of tiles or feature mosaic tiles (selected from the "More" range) to ensuite shower wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Bathroom

Reconstituted stone bathroom vanity benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconstituted stone bathroom vanity benchtops with apron front (semi recessed vanity) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish bathroom vanity cupboards selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of vitreous china bathroom vanity basin(s) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathroom basin mixer(s) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathroom vanity cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Bathroom Cont.

	Semore	other
Wall faced vitreous china toilet suite selected from the "More" range (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of hob mounted or free standing (design specific) acrylic white bath selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bath mixer with outlet selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2000mm high semi frameless bathroom shower screen with pivot door - clear glass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bathroom shower mixer with choice of hand shower/ rail or ceiling dumper outlet, selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tiled shower base with raised hob and tile insert floor waste.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Powder Room & WC's (Design Specific)

Reconstituted stone powder room vanity benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconstituted stone powder room vanity benchtops with apron front (semi recessed vanity) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish powder room vanity cupboards selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Choice of vitreous china powder room vanity basin selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Powder room basin mixer selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Powder room vanity cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wall faced vitreous china toilet suite selected from the "More" range to powder room.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Laundry

Reconstituted stone laundry benchtops with 40mm square edgework selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laminated finish laundry base cupboards up to 900mm wide (design specific) selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
50ltr stainless steel insert trough with bypass.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laundry mixer selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hot & cold washing machine mini stop provisions. Note: cut out for washing machine pipework through cabinetry, by client after handover.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Laundry cupboard handles selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soft close cabinetry door & drawer hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wet Areas (Other)

Toilet roll holders, single towel rails or towel rings to wet areas, selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Polished edge mirrors above vanity units, refer to the architectural drawings for extent.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Heating & Mechanical

	Semore	other
4 Star Gas ducted heating to bedrooms and living zones with hardwired programmable thermostat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Capped water point to fridge space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26mj instantaneous continuous flow natural gas hot water service.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2no external garden taps (1No at meter location and 1No to rear yard).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Electrical

Double flood light LED 240v (Black) outside laundry and rear yard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20no LED 90mm round 240v fixed downlights - white	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2no 1200mm LED panel lights to garage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Batten light points with acrylic shades to balance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Single power points to fridge and microwave space (product specific).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Double power points - 3no to kitchen, 3no per living zone, 2no per bedroom, 3no to master bedroom, 2no per ensuite & 1no per bathroom.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1no External double power point to rear yard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4no Cat6 multi media points.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3no Free to Air TV points.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Self sealing exhaust fans to showers and enclosed WC's, ducted externally.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hard wired smoke alarms.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NBN Provisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Floor Coverings

Floor tiles selected from the "More" range to wet areas including up to 450mm x 450mm & 300mm x 600mm size tiles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floor tiles selected from the "More" range to entry, entry through to kitchen, kitchen, meals, dining and main living including up to 600mm x 600mm OR:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Engineered Oak timber flooring (floating with under skirting install & trims to waterfall ends) selected from the "More" range to entry, entry through to kitchen, kitchen, meals, dining and main living.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Carpet & underlay selected from the "More" range to balance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Wall Coverings

Wall tiles selected from the "More" range to wet areas including up to 450mm x 450mm & 300mm x 600mm size tiles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Full height wall tiling to all Ensuities, Bathrooms and Powder Rooms (excl. WCs), selected from the "More" range of tiles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Feature ceramic, porcelain or mosaic tiles to kitchen splashbacks selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Feature ceramic, porcelain or mosaic tiles to butlers splashbacks selected from the "More" range.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Coat Low Sheen paint system to walls & 2 Coat Matt paint system to ceilings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Preliminaries

	Semore	other
Preparation of all working drawings for the application of a building permit.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Structural engineers design & computation to the dwelling.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Soil Test, Wind Rating, Contour Survey & BAL rating reports.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 Star energy rating report.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Colour consultation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QBE home owners warranty insurance policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building permit fees	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Preliminaries Cont.

	Semore	other
Class M foundations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Connection to services provided by developer/owner within 6m of dwelling and at no greater than 1.5m deep.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site preparation to building area up to 300mm fall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Inclusions for others are subject to individual builders specifications.



Ready to Semore?

Jump online to semorehomes.com.au to discover our build process, download the "More" range inclusions booklet, further explore our designs and the next steps to creating your dream home. Or reach out to arrange a meeting by calling **03 9770 8277** or emailing hello@semorehomes.com.au.

Semore Homes

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