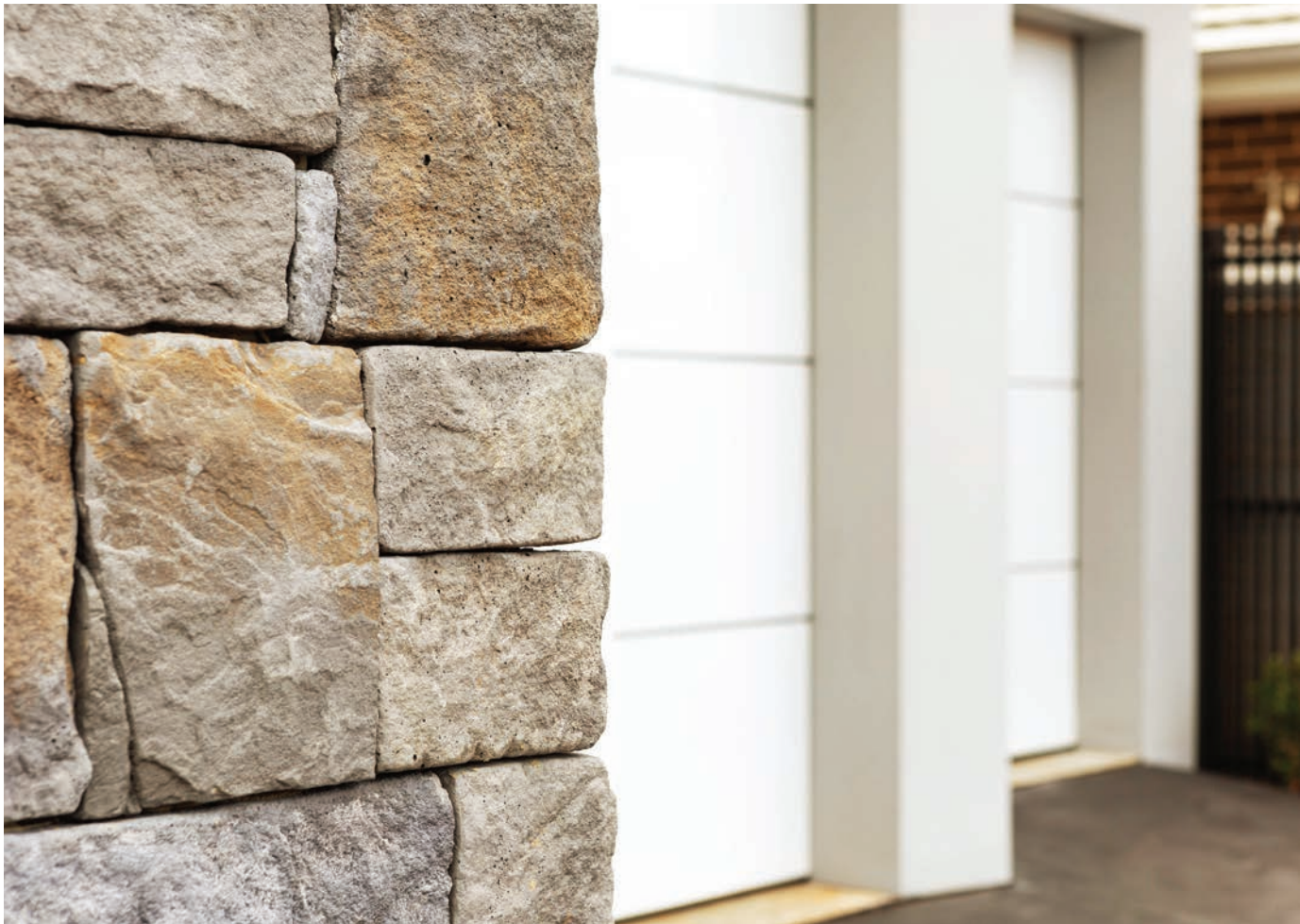


# Inclusions

BROCHURE



DATED 01.01.2025

*CSB Homes*

# Welcome



**At CSB Homes, we value more than just the look of your home. We stake our reputation on the quality of our build, which starts from the foundations.**

Over the past 30 years, CSB Homes has developed an unparalleled reputation of quality construction that is widely recognised across the industry. This reputation was built on a background of European training and workmanship and fostered over the years by our “near enough is not good enough” attitude.

It is only fitting that our standard inclusions are aligned with the reputation of quality construction that we have developed over the years. These inclusions provide you with the peace of mind knowing that you will be provided with a set of industry leading standard inclusions. These inclusions, together with the quality of construction that occurs behind the scenes, provides the perfect formula for the construction of a quality home that stand the test of time.

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# Structural



90mm H2 Timber Treated Frames



Waffle Pod Slab



Brickwork Above Garage Door



2.6m Ground Floor Ceiling Height (from concrete to timber joists/trusses)

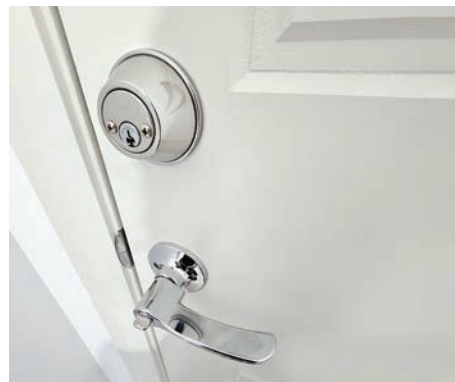
*Photography in this brochure should be used as a guide only and may show furniture and decorative finishes that are not offered by CSB Homes. Some items in this brochure and/or on display in our display homes are outside the builder's standard inclusions list. It is the client's responsibility to satisfy themselves regarding what items are included in their individual estimates, tenders and building contracts. See your Sales Consultant for full list of standard inclusions.*

# External





PGH Bricks^^



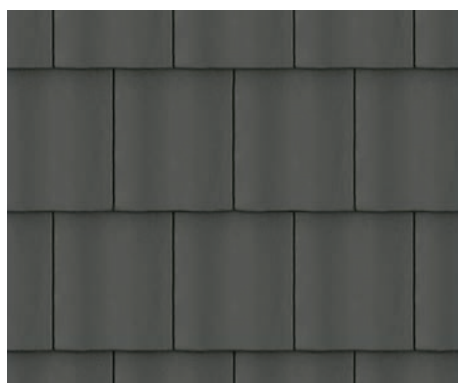
Lockwood^^ Lever Handle with Deadlock



Slimline Rainwater Tank up to 3000L



Eave Vents & Roof Turbines (subject to design)\*



Monier Concrete Roof Tiles^^ (22.5 Degree Roof Pitch)



Metal Fascia & Gutter

*^^or equivalent substitute product, depending on stock availability at the time of ordering. Selection available from standard builder's range.*

*\*Excludes Bushfire (BAL) Affected Sites.*

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# Internal





Square Bevelled Timber Balustrade to Stairs (Paint Finish). Double Storey's Only



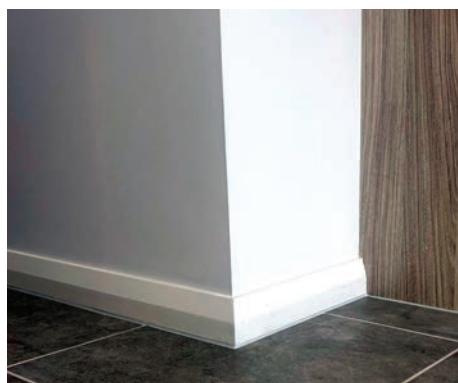
Gainsborough Internal Lever Handles (Bright Chrome) ^^



Sliding Mirror Robe Doors (design specific)



Linen Cupboard with four white melamine fixed shelves (design specific)



67mm x 18mm Splay Architraves & Skirting (Paint Finish)



90mm Cove Cornice

*^^or equivalent substitute product, depending on stock availability at the time of ordering.*

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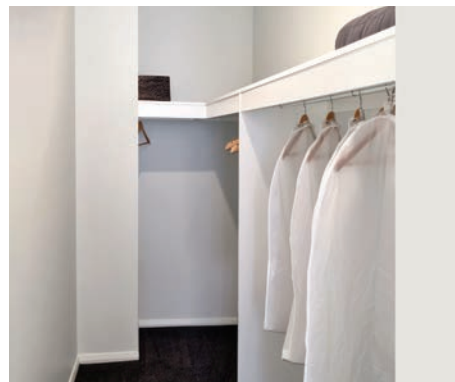
# Internal







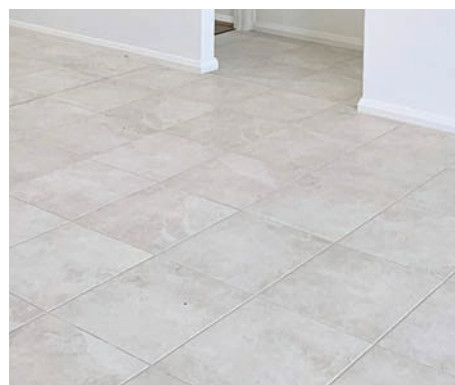
1x Fixed Shelf (White Melamine)  
to Robes



Walk In Robe to Bed 1  
(Design Specific)



Carpet to First Floor, Stairs, Bedrooms  
and remainder of home



450mm x 450mm Floor Tiles to Entry,  
Kitchen, Family & Meals areas



Vertical Blinds (excl. wet areas)



Flyscreens to all openable windows  
(excluding hung doors/sliding doors/  
stacker doors)

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# Kitchen

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Soft Close Hinges to standard kitchen plan



PHOENIX Ivy Mixer Tap in Chrome ^^



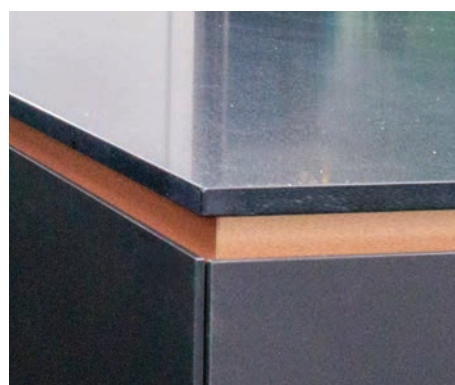
Tiled Splashback



OLIVERI Flinders - Double Bowl Stainless Steel Sink with Single Strainer ^^



600mm Westinghouse Electric Under Bench Oven, Gas Cooktop & Slideout Rangehood ^^



20mm Caesarstone Benchtops ^^

^^or equivalent substitute product, depending on stock availability at the time of ordering.

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# Bathrooms



Custom Made Vanities - POLYTEC Matt Doors Only ^^



Ceramic Wall Tiling up to 1.2m High



Clark Round Pin Basin Mixer (Chrome)\*\*



Floor Waste (Chrome, Slotted) to Wet Area Floors & Showers



Transition Tile Threshold



Shower Hob Construction



Polished Edge Mirror Frameless Over Vanity



SEIMA Syros 1500mm Freestanding Bathtub ^^

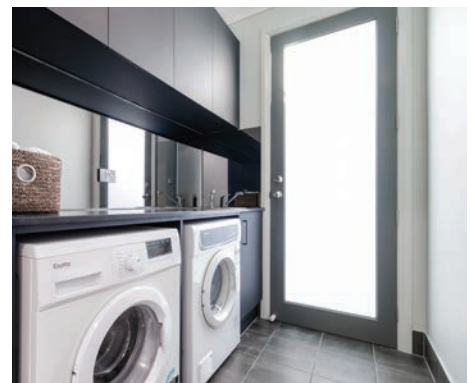
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# Laundry



PHOENIX Ivy Mixer Tap in Chrome ^^



CORINTHIAN INF21 with White Translucent Glass External Laundry Door ^^



40Lt Freestanding Laundry Tub Cabinet, Ceramic Floor Tiles, Skirting Tile & Splashback Over Tub

^^or equivalent substitute product, depending on stock availability at the time of ordering.

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# Standard Inclusions List

STANDARD INCLUSIONS USED IN THE CONSTRUCTION OF  
CSB HOMES DWELLINGS FOR TENDERS AS OF 01/01/2025

## SITE

- ▶ All Weather Driveway Access
- ▶ Temporary Fencing
- ▶ Silt Control Fence as required
- ▶ Scaffolding & Safety Rail as Required
- ▶ Balanced Cut to Fill up to 1000mm fall

## EXTERNAL

- ▶ Termite Management System
- ▶ Metal Fascia/Gutter.  
90mm PVC Downpipes
- ▶ Sectional Garage Door to Garage (front)  
with 2x Remote Controls
- ▶ PGH Bricks ^^
- ▶ MONIER Concrete Roof Tiles, 22.5 Degree  
Roof Pitch ^^
- ▶ Sarking to Roof
- ▶ Eave Vents (subject to design) & Roof  
Turbines (22.5 Degrees Roof Pitch for  
NCC requirement)
- ▶ Aluminum framed windows and sliding  
doors with keyed locks - subject to design
- ▶ 820mm (by h.2040mm ) CORINTHIAN  
Entry Door - Paint Finish from Standard  
Builder's Range ^^
- ▶ LOCKWOOD Lever type entrance set with  
deadbolt to front entry and laundry ^^
- ▶ LOCKWOOD Deadlock to Front Door &  
Laundry ^^
- ▶ Front & Rear Garden Taps
- ▶ Tiled Threshold at Front Door
- ▶ Colour on concrete driveway (Plain Crossover)
- ▶ Floor Covering to Porch & Alfresco  
(from standard builder's range)  
- subject to design
- ▶ Slimline RWT up to 3000Lt

## STRUCTURAL

- ▶ M Class Slab
- ▶ Waffle Pod Slab Construction
- ▶ 90mm H2 Timber Treated Frames  
(as per plans)
- ▶ 2.6m Ground Floor Ceiling Height  
(from concrete to timber joists/trusses)
- ▶ 2.45m First Floor Ceiling Height  
(from structural floor to trusses)
- ▶ Brickwork above garage door

## INTERNAL

- ▶ 67mm x 18mm Splay Architraves &  
Skirtings (Paint Finish)
- ▶ 90mm Cove Cornice
- ▶ Taubmans Endure 2-Coat Paint System to Walls
- ▶ Taubmans Water Based Enamel to  
Internal Woodwork
- ▶ Taubmans Ceiling in Ellusive White 2 Coat  
to Ceilings
- ▶ Square Bevelled Timber Balustrade to  
Stairs (Paint Finish). Double Storey's Only
- ▶ CORINTHIAN flush internal doors ^^
- ▶ GAINSBOROUGH Lever Handles in Bright  
Chrome to Passage & Robe Doors ^^
- ▶ Built In Robes with 1x shelf (white  
melamine, fixed) and single hanging rail

- ▶ Walk In Robe to Bed1 with 1x shelf (white  
melamine, fixed ) and single hanging rail
- ▶ Sliding Mirror Robe Doors (design specific)
- ▶ Door Stops (white cushion) to All Doors  
Opening onto walls
- ▶ Linen Cupboard with 4x shelves (white  
melamine, fixed)
- ▶ Vertical Blinds (excl. wet areas)
- ▶ Flyscreens (fibreglass mesh) to all  
openable windows (excluding hung doors/  
sliding doors/stacker doors)
- ▶ 450mm x 450mm Floor Tiles to Entry,  
Kitchen, Family & Meals Areas
- ▶ Carpet to first floor, stairs, bedrooms and  
remainder of home
- ▶ 10mm Plasterboard to all walls, 6mm  
villaboard to wet area rooms with shower
- ▶ 13mm Plasterboard to Internal Ceilings
- ▶ Moisture resistant ceiling to alfresco with  
set joints (subject to design)
- ▶ Brick Veneer Plasterboard Lined Garage  
(Excludes sectional door wall/s)
- ▶ 110mm x 18mm primed and painted void  
trim (double storeys)

## ELECTRICAL

- ▶ One Light Batten per Room
- ▶ One Double Powerpoint per Room
- ▶ Two Double Powerpoints to Bed 1
- ▶ One TV Point (6m Coaxial Allowance)
- ▶ Smoke Detector with Backup Battery
- ▶ Earth Leakage Safety Switch
- ▶ Alarm System with up to 5 motion  
detectors ^^
- ▶ NBN Builders Pre-Wire

## KITCHEN

- ▶ POLYTEC Laminate Square Edge Doors  
h.2200mm ^^
- ▶ 20mm Caesarstone Benchtops ^^
- ▶ HETTICH Handles to Kitchen  
Doors/Drawers ^^
- ▶ Adjustable Kitchen Shelves
- ▶ OLIVERI Flinders - Double Bowl Stainless  
Steel Sink with Single Strainer ^^
- ▶ CLARK Round Pin - Kitchen Mixer  
in Chrome ^^
- ▶ Tiled Splashback from Benchtop to  
underside of Overheads and where  
a benchtop adjoins a wall
- ▶ 600mm Gas\* Cook Top Stainless Steel -  
WESTINGHOUSE ^^
- ▶ 600mm Electric Under Bench Oven  
Stainless Steel - WESTINGHOUSE ^^
- ▶ 600mm Rangehood Stainless Steel -  
WESTINGHOUSE DUCTED to Exterior ^^
- ▶ Plumbing & power for dishwasher space
- ▶ Pantry Shelving - Four white melamine  
fixed shelves (design specific)
- ▶ Soft Close Hinges to Doors  
& Drawers (Standard Kitchen Plan)

## BATHROOMS

- ▶ Custom Made Vanities - POLYTEC Matt  
Doors Only ^^
- ▶ HETTICH Handles to Vanity Doors
- ▶ POLYTEC Laminated Square Edge  
Benchtop to Vanities ^^
- ▶ Ceramic Bowl - Choice of Drop In Or  
Above Counter ^^
- ▶ Tiled Hidden Kickboard Under Vanity for  
Off-the-floor look
- ▶ CLARK Round Pin - Basin Mixer in Chrome ^^
- ▶ Polished Edge Mirror Frameless  
Over Vanity
- ▶ SEIMA Syros 1500mm Freestanding  
Bathtub ^^
- ▶ Ducted Exhaust Fans to Bathroom & Ensuite
- ▶ Waterproofing to Wet Areas as required.  
Shower Hob Construction
- ▶ Transition Threshold Tile to Wet  
Area doorways
- ▶ Aluminium Framed Shower Screens  
with Clear Safety Glass
- ▶ Ceramic Tiles to Floors, up to 1.2m High to  
Walls, 1.8m in Shower
- ▶ Chrome Towel Rail, Chrome Toilet Paper  
Holder & Soap Holder
- ▶ STYLUS Basis - Back to Wall Toilet Suite ^^
- ▶ Obscure Glazing to Bathroom Windows
- ▶ RINNAI B26 Builder's Gas Hot Water System ^^
- ▶ Floor Waste (Chrome, Slotted) to Wet Area  
Floors & Showers
- ▶ CLARK Round Pin - Shower/Bath Mixer  
in Chrome ^^

## LAUNDRY

- ▶ EVERHARD 40Lt Freestanding Laundry  
Tub Cabinet
- ▶ PHOENIX Ivy Mixer Tap in Chrome ^^
- ▶ Washing Machine Provision  
(Hot & Cold Water)
- ▶ Waterproofing including floor waste
- ▶ CORINTHIAN INF21 with White Translucent  
Glass External Laundry Door ^^ - subject  
to design
- ▶ 40Lt Freestanding Laundry Tub Cabinet,  
Ceramic Floor Tiles, Skirting Tile &  
Splashback Over Tub

## OTHER

- ▶ 60 Day Firm Tender
- ▶ Preparation & Approval of construction  
plans, specifications & BASIX
- ▶ Structural Engineering Plans
- ▶ Local Authority Lodgement Fees  
(Single Dwelling)
- ▶ Standard (Single Dwelling) Sydney  
Water Approval & Inspection Fees  
(Asset Not Affected)
- ▶ Contour Survey (Vacant/Greenfield Sites)
- ▶ Set Out Survey
- ▶ Final Survey
- ▶ Structural Engineer Certification of  
Concrete Piers & Slab
- ▶ Home Warranty Insurance
- ▶ 3 Month Maintenance Warranty
- ▶ 6 Year Structural Warranty

CSB Homes reserves the right to change or substitute the make, range, model &/or type of any product without notice. Photography in this brochure should be used as a guide only and may show furniture and decorative finishes that are not offered by CSB Homes Some items in this brochure and/or on display in our display homes are outside the builder's standard inclusions list. It is the client's responsibility to satisfy themselves regarding what items are included in their individual estimates, tenders and building contracts. See your Sales Consultant for full list of standard inclusions.

^^or equivalent substitute product, depending on stock availability at the time of ordering

\*Gas Items - Only if gas is available to the property.

*Custom designed and Quality constructed Homes since 1994*

- You personalise it, we build it!

CELEBRATING  
**30**  
years  
OF BUILDING  
QUALITY HOMES  
*CSB Homes*

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**DISPLAY HOME LOCATIONS**

**Leppington Living Display Village**

5 Twilight Street, Leppington NSW 2179

**Austral House & Land Sales Office**

315 Fifteenth Avenue, Austral NSW 2179

**HomeWorld Oran Park**

Opening Soon!

Phone **9608 3333**

Email **[sales@csbhomes.com.au](mailto:sales@csbhomes.com.au)**

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MEMBER  
**30 YEARS**