

Inclusions

BROCHURE



DATED 20.03.2026

| *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)

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External

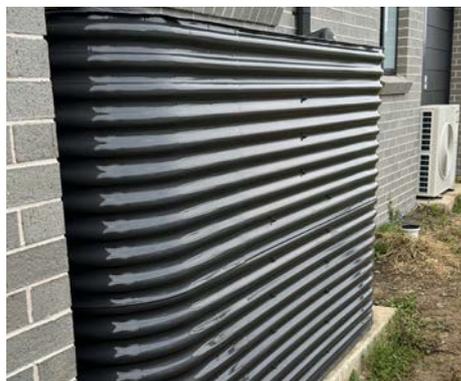




PGH Bricks^^



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



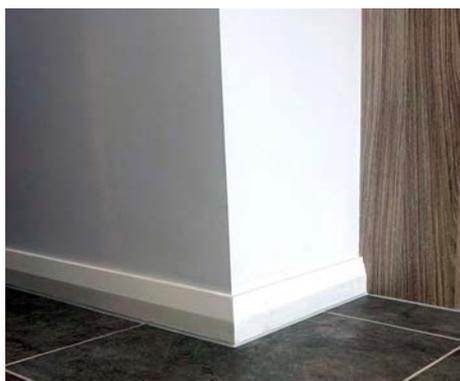
LANE Internal Lever Handles (Bright Chrome)**



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





Soft Close Hinges to standard kitchen plan



PHOENIX Vivid Slimline Kitchen Mixer Tap in Chrome^^



Tiled Splashback



OLIVERI Project Flinders - Double Bowl Stainless Steel with Single Drainer^^



600mm Westinghouse Electric, Under Bench Oven, Electric Ceramic 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



PHOENIX Vivid Slimline Basin Mixer Tap in Chrome^^



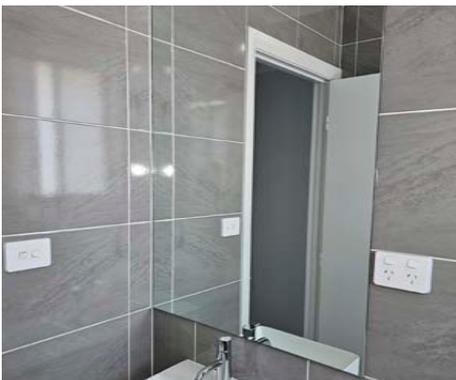
Floor Waste (Chrome, Slotted) to Wet Area Floors & Showers



Transition Tile Threshold



Shower Hob Construction



Polished Edge Mirror Frameless Over Vanity



SEIMA Syros 1500mm Freestanding Bathtub ^^

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

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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 20/03/2026

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
- ▶ 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 ^^
- ▶ LANE Internal 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 Project Flinders - Double Bowl
Stainless Steel Sink with Single Strainer^^
- ▶ PHOENIX Vivid Slimline Kitchen Mixer Tap
in Chrome^^
- ▶ Tiled Splashback from Benchtop to
underside of Overheads and where
a benchtop adjoins a wall
- ▶ 600mm Electric Ceramic Cooktop -
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
- ▶ PHOENIX Vivid Slimline Basin Mixer Tap
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 Heat Pump Hot Water Unit
- ▶ Floor Waste (Chrome, Slotted) to Wet Area
Floors & Showers
- ▶ PHOENIX Vivid Slimline Shower/Bath Mixer
in Chrome^^

LAUNDRY

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

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.

Custom designed and Quality constructed Homes since 1994

- You personalise it, we build it!

CELEBRATING
OVER
30
years
OF BUILDING
QUALITY HOMES

DISPLAY HOME LOCATIONS

HomeWorld Oran Park

12 Christie Street, Oran Park NSW 2570

Leppington Living Display Village

5 Twilight Street, Leppington NSW 2179

Menangle Park Display Village

Opening Soon!

Phone **9608 3333**

Email **sales@csbhomes.com.au**



MEMBER
30 YEARS