

Standard Inclusions

Our standard inclusions offer you a level of quality and individual features that we're sure will exceed your expectations. Have a browse through the following comprehensive list of standard inclusions in every Swanbuild home and be prepared for a pleasant surprise.



CONSTRUCTION

- Your home is fully built for you.
- You can use our floor plans or design your own.

STEEL BASE FRAME & FOOTINGS

- Engineer designed heavy-duty under floor steel chassis.
- RHS Duragal galvanised steel floor joists.
- Heavy-duty poured concrete footings.
- Welded to adjustable steel stumps set in concrete footings to W41 wind rating (41 m/second or 148 km/hour).

FLOOR & FRAMING

- Termite treated 22mm particleboard flooring, glued and fixed with twist nails.
- Termite treated pine wall & roof framing.
- Continuous structural wall bracing for extra strength.

ROOFING

- Your choice of colour in Colorbond sheeting (steeper roof pitch options available).
- Colorbond gutters.
- Complete eaves around your home 300mm wide.

CLADDING

- Your choice of Hardiplank options.

PAINTING

- Your home fully painted in your colour choice (multi colour indoor paint schemes and deep tone base colours extra).
- All external painting complete.
- 3 coat system throughout.

INSULATION

- Fire retardant R1.5 blanket/foil roof insulation.
- Thermal R2.0 insulation batts to all external walls.
- 5mm Hardi-brace structural wall bracing to all external walls.
- Thermal R4.0 insulation batts to ceilings throughout.
- Compressed polystyrene underfloor insulation

DOORS & INTERNAL FIXOUT

- Solid panelled feature front entry door.
- Internal flush panel doors throughout.
- Polished stainless steel door furniture throughout.
- MDF timber 67 x 18mm skirting, architraves and doorjamb.

INTERNAL LINING

- 10mm plasterboard to ceilings and walls with 55mm cornice.
- Wet areas lined with wet area board.
- Raked ceiling to kitchen, dining and living areas, if indicated on floor plan.

KITCHEN

- Full size moisture resistant kitchen cabinets with adjustable shelves and rolled edge bench top.
- Tough PVC edging to doors for durability.
- Overhead wall cabinets where shown on plan.
- Electric fan forced under-bench oven.
- Gas or electric cooktop.
- Rangehood over stove as per allowance.
- 1½ bowl stainless steel sink with chrome Flickmixer.

TILING

- Your choice of tiles from allowance.
- Full ceramic floor tiling to all bathrooms, ensuites, WC, laundry and entry areas.
- Bathroom/Ensuite walls tiled to 1200mm high, shower recess to 2000mm high.
- Skirting tile to WC and laundry with splashback over tub.
- Full height tiled splashback between kitchen bench and overhead cupboards.
- Quality chrome-plated solid brass tapware.

WET AREAS FITTINGS/FEATURES

- Full gloss quality vanity with large mirror in Bathroom/Ensuite.
- Laminated glass pivot door shower screen.
- Built-in acrylic bath where shown.
- Ceiling exhaust fan to Bathroom/Ensuite/WC.
- Tiled-in ceramic soap holders and towel rails.
- Dual flush toilet suite with toilet roll holder.
- Quality chrome-plated solid brass tapware including washing machine taps.
- 45 litre stainless steel tub and cabinet to laundry.

BUILT-IN WARDROBES/LINEN CUPBOARDS

- Solid MDF fully painted shelves to all units.
- Built-in robes to all bedrooms with combination of hanging space with shelf above.
- Quality matching timber sliding doors.

ELECTRICAL & PLUMBING

- All electrical and plumbing complete within home.
- Ample double power points throughout.
- Front and rear external light.
- Earth leakage circuit breaker fitted for safety.
- Wired-in smoke detector.
- Internal access to circuit breaker board for easy checking/resetting.
- Instantaneous gas or electric storage hot water service.
- Stove isolating switch for safety.
- Safety tempering valve to prevent hot water scalding.

OTHER

- Your home built under factory supervision.
- Tight quality control due to off-site building.
- Full internal detail/clean and pre-handover quality check.
- Seven year structural guarantee.
- Two year quality materials and workmanship guarantee.
- All appliance/manufacturers warranties.

ITEMS INCLUDED IN PACKAGE PRICE

- Double glazed windows (excluding laundry and bathroom).
- Underfloor insulation.
- Split system Air conditioning (9.5kw Cooling, 10.5kw Heating).
- Floor coverings - your choice of quality nylon loop pile carpet from allowance, installed on underlay.
- Vinyl floor coverings - your choice of vinyl floor covering from allowance for kitchen and meals area.
- Window furnishings - your choice from allowance.
- Decorative light fittings - your choice from allowance.
- Linea baseboards.
- 12.5 BAL Rating.



Due to our product development policy Swanbuild Manufactured Homes reserves the right to alter specifications without notice and without incurring any obligation.

Take a Closer Look

YOU'LL FIND THE QUALITY INCLUSIONS IN EVERY SWANBUILD HOME ARE ANYTHING BUT 'STANDARD'

STANDARD TO EVERY SWANBUILD HOME

1. Duragal® steel piers in engineered concrete footing (suits sloping sites)
2. Duragal® steel engineered truss underfloor frame system
3. Duragal® steel floor joists
4. H2 Termite treated 22mm particleboard flooring
5. H2 Termite treated timber wall framing (environmentally sustainable plantation timber)
6. Wall sheet bracing (extra rigidity and insulation)
7. Thermal R2.0 wall insulation (barrier against heat and cold)
8. Painted plasterboard internal linings
9. Moisture barrier wrap
10. H2 Termite treated timber roof/ceiling framing (environmentally sustainable plantation timber)
11. Fire-retardant R1.5 blanket/foil cool roof insulation (thermal/acoustic comfort)
12. Thermal R4.0 Ceiling insulation barrier against cold and heat
13. Colorbond roof sheeting, fascia and guttering
14. Painted low-maintenance cement based Hardiplank cladding
15. Aluminium double glazed windows
16. Linea painted perimeter baseboards
17. H3 treated pine timber verandah posts
18. Merbau decking with oil treatment (Optional Extra)
19. Compressed polystyrene underfloor insulation



Home pictured may display some options.

Speak with your Swanbuild consultant regarding standard inclusions.