

COMPREHENSIVE

Inclusions



Diverse offers flexible, premium and tailored pathway solutions for your new home build while collaborating with you every step of the way to find your perfect match.

Specialists in custom design, we provide a seamless design and build solution from your initial sketch to handing you your keys. Alternatively, Diverse can deliver detailed quotes for your already designed floor plans.

Privately owned, accessible and secure

Diverse Builders has been a privately owned business for over 35 years. We are not a franchise and employ local trades and professionals. We are proud to work within our means, managing a limited amount of projects per year to ensure integrity, quality and communication with our clients is never compromised.

Express yourself without limitations

Our Inclusions include a premium level of construction standard, design flair and choice in colour and style. We will also source any trade or supplier that you desire to make your home truly yours and be a reflection of you.

Service area

We service approx a 100km area from Shepparton in Victoria. Expanding across from Echuca, Murchison, Nagambie, Benalla, Wangaratta and Cobram and everything in between.

Fixed price contract

Our estimates, quotes and initial pricing discussions are upfront and honest. We ensure there are little to no hidden surprises for clients later in the building journey and provide a fixed price contract.



GENERAL & STRUCTURAL

SITE PREP/PLANNING	<p>Site scrap and removal of grass from dwelling area only. Floor level max of 300mm above existing ground.</p> <p>Temporary fencing up to 25m.</p> <p>BAL 12.5 compliant</p>	<p>WALL FRAMES & TRUSSES</p> <p>T2 Termite treated MGP10 frames and trusses with a physical perimeter and penetration system.</p> <p>450mm stud centres in walls</p>
SLAB	Engineered slab design. Class H1 Slab, 100mm thick	<p>INSULATION</p> <p>R4.1 Ceiling insulation to entire home, including garage & alfresco</p> <p>R2.5HD Insulation to external walls, including internal wall between garage and house</p> <p>R2.0 Insulation to internal bathroom walls.</p> <p>ThermoSeal Wall Wrap/Foil Sarking to all external walls of house and garage.</p>
CONNECTIONS	<p>A standard 6m line allowance for all service connections.</p> <p>Sewer connection 12m from the tie point.</p>	

EXTERNAL

BRICKS	<p>Selection of Austral and Selkirk brick range.</p> <p>Bricks include above windows, doors and garage and window sills.</p>
ROOFING	COLORBOND® steel Roofing 22.5°.
FASCIA	COLORBOND® fascia & gutters and 100mm x 50mm downpipes.
EAVES	450mm eaves on entire home and facade **facade specific .
GARAGE	Brick exterior and plaster lined ceiling.
GARAGE DOORS	<p>Automatic panel lift door to garage with 2 remotes and wall button</p> <p>Internal and external garage PA door.</p>
EXTERNAL CEILINGS	Aqua check™ moisture resistant plasterboard to external ceilings**
WINDOWS	<p>Aluminum flyscreens to all opening windows and keyed window locks.</p> <p>Powder coated aluminum sliding windows with obscure glazing to bathroom, ensuite and WC. Clear single glazing to all other windows and glass sliding doors where shown on plans.</p> <p>Awning windows on all front facades **size and plan specific.</p>
DOORS & LOCKETS	<p>Hume Newington XN range entrance door with clear glass. **Size plan specific, minimum 870mm.</p> <p>Heavy duty mesh to sliding flydoors.</p> <p>Lockwood entrance lock set from selected range.</p>
CONCRETE	50m2 concrete allowance.
GARDEN TAPS	Front at water meter and one to rear of home.

INTERNAL

CEILINGS	<p>Plaster ceilings clipped, leveled & fixed to metal battens.</p> <p>2550mm (8'6") high ceilings.</p> <p>75mm coved cornice.</p>
WALLS	10mm plasterboard to all walls and 6mm wet area board to bathroom and ensuite walls.
ARCHITRAVES & SKIRTING	67mm x 15mm painted single bevel.
PAINTING	Low VOC 3 coat paint system to all walls and ceiling.
DOORS	Hume H1 painted flush minimum 870mm wide minimum to suit new NCC
DOOR HARDWARE	<p>Lockwood knob or lever set selected from range.</p> <p>Privacy locks to bathroom and W.C selected from range.</p> <p>75mm plastic round door buffs.</p>
CABINETRY HANDLES	4 colour options and large range from DB Touch Handles.
ROBES AND SHELVING	<p>Melamine and hanging rails.</p> <p>Nest of 3 shelves in every robe minimum.</p>
HEATING & COOLING	Reverse cycle split system or Ducted heated and cooling **plan specific to size.
HOT WATER SYSTEM	<p>Energy efficient solar hot water unit with 200Ltr ground mount storage with 20 evacuated tubes and 26Ltr instantaneous natural gas booster.</p> <p>OR Solar hot water unit with 300Ltr ground mount storage with 30 evacuated tubes and inbuilt electric element.</p>

** Plan specific.

ELECTRICAL

LIGHTING	Energy efficient LED downlights throughout with warm or cool tone options including one to each external door of dwelling and two to the garage.
DATA, TECH & CONNECTIONS	TV antenna + 3 points. Smoke detectors as per regulations. NBN ready. Exhaust fans to all W.C, bathroom and ensuite.
SWITCH PLATES	Modern Clipsal Iconic range across internal switches and power points. Minimum of 2 double power points per livable room

KITCHEN

CABINETRY	40mm stone benchtops Base and overhead cabinetry. Island with 300mm overhang. Soft close mechanisms throughout. 2x sets of three draw units. Handles selected from range.
OVEN & DISHWASHER	900mm Westinghouse electric oven. 600mm Westinghouse Stainless Steel Dishwasher.
COOK TOP & RANGE HOOD	900mm Westinghouse induction or gas cook top. 7100mm integrated range hood.
TAP WARE	Goose neck mixers in black or chrome selected from range.
SINK	Round or square 1 3/4 bowl stainless sink.
BINS	Twin 35L pull out bins.
WALK IN PANTRY	Four fixed shelves 400mm deep in white melamine ** plan specific.

LAUNDRY

BASE CABINETRY/ BENCH	Bench allowance for front loading washing machine and base cabinetry with soft close mechanisms.
SINK	45ltr stainless inset trough with chrome mixer.
LINEN/STORE	One linen/store robe with 4 shelves.

FLOORING

VINYL & CARPET	Floor coverings including vinyl planks throughout and carpet to bedrooms/study/additional lounge. Designer trim to vinyl planks at carpet/tile transition.
TILES	Gold range rectified edge/ porcelain tiles Metal trim to exposed tile edges.

BATHROOM

VANITIES	Laminate cabinet with floating look with polished edge mirror. Laminex bench top. 3 draw nest 300-400mm wide. Soft close mechanism and handles selected from range.
TAPWARE	Selection of black or chrome from range.
BASINS	Selection of above counter or semi inset from range.
SHOWERS	Black or chrome hand held shower rail or Shower rose and arm. Tiled shower bases with smart wastes 300x600 niche with aluminum trim. Pivot semi-framed clear glass with door shower screen. Ensuite shower - fixed 10mm clear glass panel with u-channel fixing to wall.
BATHS	Selected acrylic bath from range.
ACCESSORIES	Double towel rail, toilet roll holder, robe hook or ring in black or chrome selected from range.
TOILET	Back to wall, dual flush white toilet.

** Plan specific.

TAPWARE

Chrome or Black



ACCESSORIES

Chrome or Black



BASINS

Above counter



Semi-inset



SHOWERS

BATHS



TOILET

EXTRAS



LAUNDRY



KITCHEN MIXERS



WIP

SINKS

Square chrome 1 & 3/4 bowl or single bowl with drainer



Round chrome 1 & 3/4 bowl or single bowl with drainer



APPLIANCES



90cm Electric oven
71cm Integrated range hood
90cm Gas 5 burner cook top OR
90cm Induction cook top
60cm Dishwasher



 Westinghouse

DOOR HARDWARE

Entry



Internal



