

Builder Checklist

Below is a list of Happy Haus standard inclusions, some of which other builders refer to as upgrades.

Happy Haus Standard Inclusions	Happy Haus	Builder 2	Builder 3	Builder 4
All floor coverings included (plan specific)	✓	○	○	○
Selection of porcelain or ceramic floor tiles with 100+ colour options	✓	○	○	○
Selection of timber laminate with over nine (9) colour options	✓	○	○	○
Selection of carpet with over 30 colour options	✓	○	○	○
Stain grade timber stairs with stain grade timber hand rails	✓	○	○	○
Aluminium powder coated round or square balusters*	✓	○	○	○
20mm C SmartStone® to kitchen – up to 16 colour options	✓	○	○	○
Ilve 90cm free standing JV90CSVP cooker	✓	○	○	○
Ilve 90cm under mount IVUM90 rangehood	✓	○	○	○
Ilve 60cm under bench PILFSD61 dishwasher	✓	○	○	○
Double bowl undermount sink to kitchen	✓	○	○	○
Four pot drawers with soft close drawer runners to kitchen	✓	○	○	○
Soft close drawer runners to cutlery drawers	✓	○	○	○
Soft close blum hinges to all cupboards	✓	○	○	○
Overhead cupboards to kitchen and fridge space	✓	○	○	○
Linen cupboard with four melamine shelves	✓	○	○	○
Broom section, melamine shelf, chrome hanging rail to laundry*	✓	○	○	○
20mm SmartStone® to all vanity benchtops – 16 colour options	✓	○	○	○
Roca Inspira Square Vessell vanity basin	✓	○	○	○
Reece Mizu Bliss Wall Basin Mixer Set in Chrome or Black	✓	○	○	○
Reece Mizu Bliss Wall Mixer in Chrome or Black	✓	○	○	○
Reece Mizu Drift Single Waterrail in Chrome or Black	✓	○	○	○
Posh Domanie Inset Bath	✓	○	○	○
Roca Debba Close coupled back-to-wall back inlet toilet	✓	○	○	○
Reece Mizu Drift bathroom accessories	✓	○	○	○
Tiled shower bases	✓	○	○	○
2000mm semi-frameless shower screen, pivot door, chrome or matt black	✓	○	○	○
6-star rated exhaust fans to bathrooms and enclosed WCs	✓	○	○	○
Laminate base cupboard to laundry, inset trough, concealed machine taps	✓	○	○	○

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We understand finding the right builder can be tricky. Happy Haus makes architecture you can own—considered homes that balance design, cost and quality. Simplify the path to purchasing your new home by knowing exactly what to look for when comparing inclusions and optional upgrades.

Happy Haus Standard Inclusions	Happy Haus	Builder 2	Builder 3	Builder 4
Design flexibility to suit your needs and block orientation	✓	○	○	○
Balanced cut and fill up to 500mm over the building platform	✓	○	○	○
Engineered concrete waffle slab to suit M class site conditions	✓	○	○	○
Treated timber frame to ceiling heights of 2700mm on double-storey levels [^]	✓	○	○	○
Treated timber frame to a ceiling height of 2590mm for single-storey* [*]	✓	○	○	○
2340mm high internal doors to ground floor of double-storey homes	✓	○	○	○
2340mm high internal doors entry foyer of single-storey homes* [*]	✓	○	○	○
Square set ceilings	✓	○	○	○
Parts A and B termite treatment	✓	○	○	○
Treated 90mm timber frames and treated timber trusses	✓	○	○	○
Aluminium boutique facade windows* [*]	✓	○	○	○
Brickwork above all windows and doors* [*]	✓	○	○	○
Selection of face bricks with natural colour rolled or ironed mortar joints ^{^^}	✓	○	○	○
Corinthian Infinity, Blonde Oak or Slimlite Entrance Doors	✓	○	○	○
Trilock deadbolt lock to entry	✓	○	○	○
Internal access door, “keyed alike” Gainsborough lock from garage to home	✓	○	○	○
Double power points throughout including 2 USB charge points	✓	○	○	○
LED 11w downlights to all points	✓	○	○	○
Locks and flyscreens to all openable windows	✓	○	○	○
Two TV points and TV Antenna	✓	○	○	○
Para flood light located outside laundry door	✓	○	○	○
Weatherproof external double power point	✓	○	○	○
Exhaust fans to bathroom and ensuite	✓	○	○	○
Ducted exhaust fan to powder room to outside wall (double storey)	✓	○	○	○
6-star energy rating with standard plan on any orientation	✓	○	○	○
R 1.5 batts to external walls	✓	○	○	○
Colorbond® roof, gutters, fascia and down pipes	✓	○	○	○
Dulux 3 coat paint system to all internal walls and 2 coats to ceiling	✓	○	○	○
Remote control Colorbond® panel lift garage door with 3 remotes* [*]	✓	○	○	○

Accurate as at September 23, 2020. *Design or form specific ^Applicable to double-storey homes only. ^^For single-storey homes and up to ground floor of double-storey homes. Floor covering and benchtop options, colour option and quantities subject to change without notice. Happy Haus reserves the right to alter specification, pricing and other product information at any time without notice. Happy Haus by RM Housing Group QBCC 1260641.