

# ESSENTIAL HOME INCLUSIONS

EFFECTIVE DECEMBER 2019

## EXTERNAL

- M class concrete slab construction as designed by a qualified structural engineer
- Engineered and certified 2440mm high ceiling frames, beams and trusses
- Non-chemical termite treatment to perimeter
- Face brickwork, cladding & moroka from standard builders range (subject to design)
- Concrete roof tiles from standard builders range
- Aluminium windows with keyed locks throughout, plus obscure glazing to bathroom windows (as per design)
- Timber entry frames
- Colorbond metal fascia and gutter
- Sectional Colorbond garage door to standard widths and colours
- 2,000 litre water tank including pump and connection (only in non-recycled areas) and as per BASIX
- Garden taps to front and rear of home

## INTERNAL

- 2440mm ceiling height to ground and first floor on double storey home
- 300mm deep floor joists to first floor on double storey home
- 75mm cornice cove throughout
- 10mm plasterboard to internal walls and ceiling & 6mm villaboard or equivalent to wet areas
- Internal staircase with carpet grade treads & risers, paint finish newel posts & handrail and black metal balustrades on double storey home
- 50mm bevel profiled solid pine skirting and architrave
- Robe to master bedroom and built-in robes to all bedrooms with fixed top shelf and chrome hanging rail (subject to design)
- Linen cupboard with fixed shelving (subject to design)

## KITCHEN

- Architecturally designed kitchen layout to suit selected home design
- 600mm stainless steel fan forced multifunction underbench oven
- 600mm stainless steel gas cooktop (subject to gas availability)
- 600mm stainless steel integrated recirculating retractable rangehood
- Moisture resistant melamine faced board cabinets
- Melamine matt door cupboards and end panels with PVC edge in an extensive range of colours as per range
- 3 x drawers with cutlery or utensil tray (one bank)
- Select chrome handles from standard builders range
- 1 3/4 stainless steel bowl sink from range
- Chrome sink mixer from standard builders range

## BATHROOMS

- One piece acrylic moulded white top with one tap hole (subject to design)
- Melamine matt doors and ends with PVC edge
- Acrylic 1500mm built-in bath to suit bathroom layout from standard range (subject to design)
- Vitreous china close-coupled toilet suite
- Framed chrome shower screens with clear safety glass
- Select chrome finish accessories from standard builders range (1 x single towel rail, toilet roll holder, soap holder)
- Frameless polished edge mirror to width of vanity (subject to design)
- Ceiling exhaust fan ducted into ceiling space to wet areas only where no window is provided
- Chrome finish floorwastes throughout
- Certified waterproof treatment as per Australian standards

## LAUNDRY

- 45 litre freestanding stainless steel tub with metal cabinet
- Chrome finish tapware to laundry tub and washing machine from standard builders range
- Chrome finish floorwastes throughout
- Certified waterproof treatment as per Australian standards

## TILING

- Extensive range of floor tiles to all bathrooms & laundry
- Extensive range of skirting tiles to bathrooms & laundry (up to 2000mm to shower and 400mm over bath)
- Kitchen splashback tiles to underside of overhead cupboards at 600mm high
- Laundry splashback tiles to laundry tub 1-2 rows high (above tub)

## INSULATION

- R1.5 thermal insulation batts to external cavity walls of living area, excluding garage and subject to BASIX
- R3.0 thermal insulation batts to roof space under roof tiles in living areas, excluding garage and subject to BASIX

## ELECTRICAL

- One ceiling light point batten per room
- Double powerpoints to bedrooms and living (one per room) with single powerpoints to dedicated appliances
- One television outlet & one telephone outlet to living room
- Hard wired smoke detectors with battery backup as per design
- One RCD safety switch in meter box
- One "two way" light switch for entry hallway lighting and one for staircase on double storey home

## DOORS & DOOR FURNITURE

- External front entry door from standard builders range
- Flush panel hinged doors to all internal doors, robes and laundry
- Aluminium sliding doors with keyed locks
- Front entry lever security set from standard builders range
- Internal lever passage set from standard builders range
- Fixed levers for robes from standard builders range
- Security lock for laundry door from standard builders range
- Privacy locks to master bedroom, main bathroom & WC (subject to design)
- White PVC door stops to internal doors where required

## PAINT

- Washable 2-coat wall paint system to internal walls, flat acrylic white paint to ceiling
- Gloss paintwork to all internal woodwork
- Flat acrylic white paint to ceiling
- All-weather paintwork to exterior of home where applicable

## UTILITIES & SERVICES

- 26 litre instantaneous gas hot water system subject to availability of natural gas (excluding granny flats)
- Single phase underground electricity service to single phase metre box
- Natural gas, water and sewerage services connection (subject to availability)
- One gas bayonet subject to availability of gas

## BUILDING INCLUSIONS

- Six year structural warranty period
- 90 day maintenance period from practical completion
- All insurances including construction, Home Owners Warranty & public liability