

# Standard Inclusions

**PRELIMINARIES**

- Building permit fees
- 7–star energy report
- Home owners warranty insurance
- Architectural documentation & detailing
- Engineering computations & design
- Engineers soil report
- Feature site survey

**SITE & SERVICES**

- Termite treatment part A & part B
- Stormwater, sewer & underground power connections
- Construction access drive (crushed rock) included up to 5 metres
- Temporary site fencing

**FOOTINGS**

- ‘H1’ class waffle pod concrete slab to house, garage, porch & alfresco

**FRAMING**

- Prefabricated pine wall frames
- Prefabricated pine roof trusses
- Noggins to bathroom & WC for future handrails

**ROOFING**

- Corrugated metal roof to main roof area as per drawings

**CEILING HEIGHTS**

- 2440mm high ceilings to single storey

**BRICKWORK**

- Clay bricks from builders standard range

**ALFRESCO**

- Plaster ceiling & concrete slab as per drawings

**EXTERNAL PLUMBING**

- COLORBOND® metal fascia, downpipes & quad slotted guttering
- External taps located at the water meter & 1 additional point to the rear of the home

**HOT WATER SERVICE**

- 280 litre heat pump

**HEATING & COOLING**

- Wall panel heater to all bedrooms (excl. bedroom 1)
- 5kW split system to living
- 3.5kW split system to MPR (if applicable)
- 2.5kW split system to bedroom 1

**ELECTRICAL**

- Double powerpoints throughout
- Downlights to main living areas as per drawings
- Internal batten light to the remainder of house
- External batten holders as per drawings
- Smoke detectors (direct wired with battery backup)
- Exhaust fans with external ventilation
- 3.5kW solar pack

**INSULATION**

- R2.5 batts to external wall & garage internal walls (excluding garage external walls)
- R6.0 batts to ceiling (excluding garage, porch & alfresco where applicable)

**GARAGE**

- Zero–threshold
- COLORBOND® sectional door
- Motor to garage door (including 2 no. handsets)

**DOORS**

- Front entry door with feature clear glazed panel
- Solid core external hinged door
- 870mm wide internal hinged access door
- Aluminium sliding doors
- 2040mm high internal doors

**DOOR FURNITURE**

- Chrome passage set & deadbolt to front entry door & garage internal door
- Chrome entrance set to garage external door
- Chrome passage set to internal doors
- Chrome privacy set to all wet rooms
- Chrome dummy set to storage doors
- Weatherstrip seal to front entry door & brush seal to garage internal hinged door
- Door stops to all internal doors

**WINDOWS & GLASS DOORS**

- Aluminium windows
- Locks to all openable windows

**PLASTER**

- 10mm plaster sheets throughout
- 75mm cove cornice throughout including garage

**INTERNAL WOODWORK**

- 67mm x 12mm square edge architraves
- 67mm x12mm square edge skirting

**PAINT**

- 3 coat finish to internal walls, ceilings & woodwork

**FLOOR COVERINGS**

- Cut twist pile carpet from builders standard range to locations as per drawings
- Timber look laminate flooring from builders standard range to locations as per drawings

**TILING**

- Ceramic floor tiles from builders standard range to bathroom, ensuite, laundry, powder & WC
- Ceramic wall tiles from builders standard range to kitchen, bathroom, ensuite, laundry, powder & WC

**KITCHEN – INCLUDING PANTRY (IF APPLICABLE)**

- 20mm mineral surface stone benchtop from builders standard range
- Laminate cabinets
- Pantry with 4 no. Melamine shelves
- Reverse bevel concealed finger pulls to base cabinets
- Extended doors to lower edge as finger pull for overhead cupboards
- Tile splashback
- Chrome gooseneck sink mixer
- Double bowl undermount sink in stainless steel to kitchen (design dependent)
- 600mm multifunction black glass oven
- 600mm black glass induction cooktop
- 600mm canopy rangehood including external venting
- Dishwasher provision

**BATHROOM & ENSUITE**

- 20mm mineral surface stone benchtop from builders standard range
- Laminate cabinets
- Reverse bevel concealed finger pulls to base cabinets
- Polished edge mirror
- Insert basin
- 1500mm back to corner freestanding bath
- Close coupled toilet suite
- Raised tiled shower base & chrome 2000mm semi–framed pivot screen to ensuite
- Flush tiled shower base & chrome 2000mm semi–framed pivot screen without track to bathroom
- Chrome basin mixer, shower mixer, bath wall sprout & shower on rail

**LAUNDRY**

- Stainless steel trough & white acrylic cabinet
- Mini stops for washing machine
- Chrome mixer tap

**ROBES & CUPBOARDS**

- Robes with Melamine shelf & hanging rail
- Vinyl sliding doors to robes
- Linen cupboard with 4 no. Melamine shelves
- Broom cupboard with 1 no. Melamine shelf
- Coat cupboard with 1 no. Melamine shelf & hanging rail (design dependent)