

# Quality Inclusions

## CEILING HEIGHT

- 2400mm

## KITCHEN

- 20mm stone benchtop (WIP not included)
- High overhead cupboards with 2 shelves & bulkhead above (design specific)
- Tile splashback
- Soft close drawers
- 1 x 4 bank cutlery drawer with soft close runners
- Pull out bin cupboard
- S/S 1 ¾ sink with drainer
- Flick mixer tap to sink
- Dishwasher provision
- Pantry/WIP with 4 white melamine shelves (design specific)
- Laminated doors and drawers

## BATHROOM, ENS & WC

- Ceramic tiles to floor
- Clear and pivot shower screens
- Handheld shower – one to each shower
- Modern square profile mixer taps
- Square Metro Bath
- Bath with wall mixer & spout from wall
- 20mm stone bench top
- Square modern vanity basins
- Flick mixer taps
- Ceramic white toilets
- Polished edge mirrors
- Tiled ceramic skirting

## LAUNDRY

- Sink mixer tap with S/S trough in acrylic cabinet
- Stop taps for washing machine x 2 (hot x 1 & cold x 1)
- Tile splashback above trough

## APPLIANCES

- 600mm S/S electric under bench oven
- 600mm S/S gas cooktop
- 600mm canopy rangehood

## FLOORING

- Quality carpet & underlay from Builders range (design specific)
- Choice of ceramic tiles or timber laminate to entry, hallway\*, kitchen, meals & WIP\* (\*design specific)
- Ceramic tiles to all wet areas with matching tiled skirting
- Alfresco with plain concrete floor (design specific)

## ELECTRICAL

- Batten light points, as per plan
- Double power points throughout
- RCD safety switch
- S/S look square exhaust fans
- Circuit breaker with smoke detectors wired direct
- Choice of 4 colour light switch plates

## FACADE

- Render to front of garage
- Render to pier x 1
- Selection of designer face brick from the builders' range
- Corinthian PURB 4 hinged door to entry

## GARAGE

- Colourbond sectional panel lift door with 3 remotes controls

## HEATING

- Ducted heating up to 6 points (designs specific)

## FIXING

- Internal doors - flush panel painted 2040mm high
- Internal door furniture – chrome lever handles
- Robes/WIR – single white melamine shelf with metal hanging rod
- Broom – single white melamine shelf (design specific)
- Linen – white melamine shelves (design specific)

All inclusions listed form part of your base house price. Predetermined upgrades are available at an additional cost. All items are subject to manufacturers/suppliers availability and are beyond the control of the builder. The builder reserves the right to replace or substitute any of the listed items with equal or greater value (if required).



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## PAINT

- Washable wall paint throughout
- Builders white ceiling paint
- Painted skirtings & architraves

## HOT WATER SERVICE

- One panel solar hot water unit or Instantaneous hot water unit where grey water is required

## INSULATION

- Insulation as required per 6-Star energy report requirement

## ROOFING

- Selection from builder range of concrete roof tiles

## WINDOWS

- Aluminium windows throughout
- Locks to all operable windows
- Flyscreens to all operable windows

## PLUMBING

- Colorbond® valleys, fascia, quad gutter and rectangular downpipes
- Garden taps to front & rear

## STAIRCASE (IF APPLICABLE)

- MDF treads and risers including plaster dwarf walls to stairs and void areas (design specific)

## SERVICES – CONNECTIONS

- Gas & electrical underground works only
- Sewer up to 45 metres
- Stormwater up to 60 metres
- Includes BAL rating of 12.5 if required

*Excludes wet water tapping & underground boring*

## FOOTING

- Engineered class M slab, engineered edge beams at 200mm
- Fall allowance of 300mm
- Termite protection
- Concrete pump as required
- Temporary fence as required

*Retaining walls & re-establishment surveys not included*

## PRELIMINARY

- Working Drawings
- Soil Report
- Engineering plans
- Energy Rating Report
- Colour Consultation
- Building Permit
- Builders Warranty Insurance

*Excludes planning permits, council dispensations, asset protection fees and bond & infrastructure levy.*

## GENERAL

- 10 year structural guarantee
- 3 months defect period
- Final site clean & rubbish removal
- House cleaned on completion

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