

SINGLE STOREY DELUXE INCLUSION LIST

Preliminary

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

Excludes planning permits, council dispensations, developer approval & infrastructure levy.

Site Works

- Maximum 6.0m setback & up to 700m2 allotment
- Excavation with up to 300mm fall over building area
- Set out from existing title boundary pegs
- Sewer & storm water drains to LPD within allotment
- Termite treatment part A & physical barrier

Retaining walls & re-establishment surveys not included

Connections

- Single phase underground power from existing power pit
- Natural gas underground & meter installation
- Water reticulation from existing dry tapping including meter setup & tap

Wet water tappings & underground boring not included

Structural

- Engineered concrete slab foundation (up to Class M) with 100mm founding depth to edge beams
- Pine framing with engineered beams & lintels
- 2.4m high (approx.) ceiling height
- Prefabricated pine roof trusses

Façade

- Bricks selected from categories 1 to 3*
- Natural coloured raked or rolled mortar joints
- Brickwork over front of residence openings (when required)
- Painted Hardie plank* over garage and other openings as required

Roof

- Concrete roof tiles* on timber battens
- Colorbond valleys, fascia, quad gutters & 100x50 downpipes
- 450mm wide eaves to front facade

External Openings

- Aluminum framed powder coated windows, door frames & stacker/sliding door(s)* where illustrated
- Awning sashes to front & sliding elsewhere
- Clear & obscured* single glazing where illustrated
- Aluminum framed powder coated fly screens with fibre glass mesh to openable windows
- Selection of feature hinged doors with glass infill(s)* 2040h to entry
- External hinged door(s)* 2040h where illustrated
- Lever handle lockset* to external hinged doors & internal garage door keyed alike.
- Colorbond sectional panel lift garage door* with remote controlled operation to front
- Colorbond roller garage door* with manual operation & lock to rear where illustrated

Insulation

- Sisalation wrap with taped joints to external residence walls
- Wall batts as per energy report requirement
- Ceiling batts as per energy report requirement

Internal Fix

- 10mm recessed edge plasterboard to walls & ceilings
- WR board to wet areas & alfresco ceilings where required
- 75mm cove cornice throughout
- 67x18 MDF architraves & skirting boards*
- 2040mm high flush panel painted doors*
- Lever handle passage sets*
- White door stops
- One white melamine shelf & hanging rail to robes/WIR
- Four white melamine shelves to pantry & linen where illustrated
- One white melamine shelf to broom where illustrated

Cabinetry

- 20mm polished edge Smartstone* benchtops to kitchen
- Laminate* benchtop to vanity cabinets
- Laminate* cupboards and seen panels
- Wall mounted vanity cabinets
- Cutlery drawer bank to kitchen
- White melamine finish to internal surfaces
- Selection of cabinetry handles* to doors & drawers

Sanitary

- S/S inset double bowl sink with drainer* to kitchen
- S/S trough in acrylic cabinet* to laundry
- Ceramic white semi-inset basins* where illustrated
- Acrylic bath* in tiled hob where illustrated
- Ceramic white close coupled toilets* with dual flush cistern
- Preformed white shower bases, sizes as per plan
- Clear pivot 2.0h semi framed* shower screens

Tapware

- Sink mixer* to kitchen & laundry
- Basin mixer* to vanities
- Wall mixer* to showers & bath
- Shower head on rail* one to each shower
- Bath outlet* from wall
- Washing Machine stops*

Fixtures

- Mirror over vanity benches
- Double towel rail* adjacent showers
- Toilet roll holder* adjacent toilets

Electrical

- LED down warm white lights (up to 14)
- Batten light points elsewhere
- Double power points as illustrated
- Exhaust fans with draft stoppers
- Hard wired smoke detectors
- R.C.D safety switches

Appliances

- Bonaire gas ducted heating* to habitable rooms via ceiling outlets with manual controller
- Solar HWS storage & gas continuous flow booster*
- 900mm S/S freestanding gas cooker with electric oven*
- 900mm undermount rangehood* vented externally
- S/S dishwasher*

Wall Coverings

- Ceramic tiles* (up to 400x400mm) to Builders standard locations (stack bond)
- Ceramic soap dish holder to showers if selected
- Feature tile allowance (\$400 P.S. if selected)
- Haymes Paint* in 2 coat system, acrylic washable low sheen to walls, flat acrylic finish to ceilings, gloss enamel to doors, architraves & skirting boards.
- Haymes Paint* Newlife Exterior to external cladding
- One paint colour to each ceiling, walls, internal & external woodwork

Floor Coverings

- Ceramic tiles* (up to 400x400mm) to wet areas with skirting tile
- Ceramic tiles* (up to 400x400mm) to entry, kitchen, pantry where illustrated
- Quality carpet and underlay from categories 1 & 2*

External

- 1 x mains water garden tap fixed to external wall
- Natural concrete paving to alfresco floor where applicable
- Site clean & rubbish removal

General

- 10 year structural guarantee
- 12 week maintenance period
- House cleaned on completion

Owners Signature: _____ Dated: _____ Builders Initial: _____

*To be selected or provided from the Builders range detailed in the Contract Specification.