



*Welcome to our inclusions,  
here's what we offer...*





## Internal Linings & Insulation

**Plaster Board** 10mm board to all internal walls & ceilings— Includes metal battens—we don't direct fix.

**Water Resistant Lining Board** To all wet areas (where applicable)

**Cornice** 55mm cove style

**Internal Wall Paint** Quality three coat system in washable low sheen acrylic, one colour throughout (including garage plaster lined wall/s)

**Ceiling Paint** Flat acrylic (including garage ceiling)

**External Wall Insulation** Sisalation wall wrap & R2.0 CSR Bradford Batts

**Ceiling Insulation** R3.5 CSR Bradford Batts

## Kitchen

**Oven** 600mm stainless steel electric oven Rangehood 600mm stainless steel slideout rangehood

**Cooktop** 600mm electric ceramic cooktop

**Dishwasher Provision** Space with electrical and cold water point

**Sink** 1 3/4 bowl stainless steel sink with single drainer

**Kitchen Cabinets** Overhead cupboards with bulkhead fitted & 600mm deep base cup- boards with laminate /drawer fronts and laminate bench tops (design specific)

**Pantry** Built in pantry with four white melamine shelves (design specific—refer to working drawings)

## Bathroom, Ensuite, WC & Powder Room (if applicable)

**Vanity Cabinets** Laminate door fronts with laminate bench tops (cabinet width is design specific—refer to working drawings)

**Vanity Basins** Tasman DLX Vanity Vitreous China

**Mirrors** Full width over vanity with polished edges

**Bath** Aruba Rectangle 1665mm acrylic

**Shower Bases** Tiled in situ

**Shower Screens** Clear laminate glazing with pivot door

**Toilet Suites** Dual Flush Concorde Cosmo Vitreous China

**Toilet Roll Holders** One included per toilet suite

**Double Towel Rails** One included to each bathroom & ensuite

**Ceiling Exhaust Fans** one included over WC IXL One included per bathroom/ensuite

## Site Expenses

**Site Costs** Allowance of 300mm fall over building area

**Concrete Slab Design** Engineer designed to house & garage

**Entry Porch** (if applicable) 100mm plain concrete paving slab Storm Water Connection allowance to 60lm

**Sewer** Connection allowance to 45lm (to 35lm is no ensuite)

**Power Supply** Electrical connection allowance to 10lm

**Water Supply** Dry tapping, same side of street, connection allowance to 10lm

## Façade

**Slab** As per engineered design and including white ant treated slab per The White Ant Co.

**Brickwork** Face bricks from builders stand range with natural mortar and raked joints

**Windows** Aluminum sliding windows including flyscreens

**Garage Vehicle Door** Colorbond roller door from builders standard colour range including power drive motor & remote

**Infill's** All brick over garage and windows with galv lintels

**Front Door** 2040 x 820mm from standard builders range with paint finish featuring Gainsborough Trilock series

**Sidelite/s** Clear glazed (design specific—refer to working drawings)

## Roof

**Roof** Select either Colourbond or tiles from standard builders range

**Fascia, Spouting & Downpipes** Colorbond metal fascia, spouting and rectangular downpipes

**Eaves** 450mm wide, fibre cement lined with paint finish design specific—refer to working drawings)

## Ceiling Height & Other Elevations

**Ceiling Height** 2400mm to all designs

**Laundry Door Key** Aluminum sliding door lockable or hinged flush panel door (design specific—refer to working drawings)



## Laundry

**Laundry Trough** 45ltr Clarke stainless steel trough with joinery cabinet to suit

**Laundry Cupboard (if applicable)** One white melamine shelf (design specific—refer to working drawings)

## Joinery

**Internal Door** Flush panel doors with semi gloss paint finish

**Skirts & Architraves** 65mm x 12mm moulding with semi gloss paint finish

**Internal Door Furniture** Stainless steel or chrome sets including privacy set to wet rooms

**External Door Furniture** Chrome lockset excluding sliding doors

**Bedroom Robes** One white melamine shelf and chrome hanging rail to master bedroom walk-in robe & to remaining bedrooms build in robes

**Linen Cupboard** Four white melamine shelves

## Electrical & Safety Devices

**Double Power Points** White cover plates

**Single Power Points** White cover plates

**External Power Point** One weather proof point included to outdoor living areas

**Internal Light Points** White batten holder fitting with globe

**External Light Points** White batten holder fitting with globe

**Air Conditioner** 5kW Reverse Cycle Split System

**Safety Switches** To meter box as required

**Smoke Detectors** Wire direct to 240v power supply

**Telephone Points** One pre-wired points included

**TV Points** Two included with 5m coaxial cable to roof space

**NOTE:** The number and location of electrical points are design specific—refer to working drawings for details

## Ceramic Tiling

**Wall Tiling** Ceramic tiles selected from builders standard range. Included to kitchen splashbacks, bathroom, ensuite, powder room (if applicable) and laundry (design specific - refer to working drawings)

## Windows

**Privacy Obscure Glazing** To bathroom and ensuite windows

**Safety Glazing** To window situated above the bath

**Locks** All windows are lockable to sliding window sashes (size & position of windows are design specific—refer to working drawings)

**Fly screens** Fitted to all windows

## Wall & Roof Frame

**Roof Trusses** Engineer designed out of 90mm LOSP White Ant Proof Pine

**Wall Frames** 90mm LOSP White Ant Proof Pine to external and internal walls 450 centers

## Warranties

**Warranties & Guarantees** supplied by builder at handover where applicable

**Builders Home Warranty Insurance** as required by state regs Maintenance Period For three months following completion of home

## General Inclusions

**External Garden Taps** Two included (one front of house, one at rear)

**Hot Water Service** Quantum Heat Pump

## General

Fixed price contract

Working drawings & Specifications Engineers Soil Report & Floor Slab Design Local Council Building Permit Fees

Construction Risk & Home

Owners Warranty Insurance

## Tapware

**Kitchen** Clermont sink mixer Vanity Basins Clermont basin mixer

**Bath** Clermont bath mixer

**Shower** Clermont shower mixer with chrome fixed shower head

**Laundry** Clermont sink mixer to trough and chrome washing machine tap set