



STANDARD INCLUSIONS

PRELIMINARIES

- Building permit documentation including architectural and structural plans.
- Energy rating documentation – we aim for minimum 7 Star, subject to orientation and site conditions.
- All insurances (as required in each State) including Warranty Insurance & Public Liability.

FLOOR

- Engineer designed concrete slab. Foundation design to suit 'M' Class soil type.
- Concrete floor sealed (except shower recess which is tiled).

WALLS

- External and internal walls 90mm timber frame.
- Wall wrap / vapour barrier and R2.5 bulk insulation to external walls,
- Scyon Axon Cladding (other options available)
- Paint finish to cladding & external woodwork.

ROOF

- Timber roof beams, battens and rafters.
- Heavy duty sisalation and R4.0 bulk insulation to ceiling / roof space.
- Zincolume roof, cappings, flashings, half round gutters and round downpipes.

WINDOWS AND DOORS

- Aluminium framed double glazed windows and sliding doors with flyscreens with aluminium mesh flyscreens to all openable windows and doors. Powder coated finish (standard colours).
- Entrance door with clear glass panel (solid core) with deadbolt & lever.

INTERNAL FINISHES

- 10mm plasterboard to walls and ceilings (water resistant to wet areas) square set, ezy reveals (no architraves).
- Full height (no head) flush panel internal doors with contemporary lever door furniture – ezy jambs (no architraves).
- Pine square dressed 66mm x 12mm skirting.
- Internal paints 99% VOC free, 3 coat system - walls painted low sheen acrylic, ceilings painted flat finish acrylic, doors/skirting painted gloss acrylic.

KITCHEN

- Natural or flint finish to laminate bench top (square edge), laminate doors, drawers and overhead cupboards. Cutlery tray, pullout pantry, 450mm wide dishwasher space, 630mm wide fridge space. Range of s/steel handle options.
- Stainless steel sink single bowl sink – either round or square or 1 ¼ bowl depending on house model.
- Stainless steel appliances – multifunction oven, 2 burner or 4 burner gas hotplate (depending on house model) and pullout rangehood.
- Tiled splashback (mirror glaze or glass options available as extra).
- Range of chrome Flickmixer tap options.
- Connections for dishwasher.

BATHROOM / LAUNDRY

- Natural or flint finish laminate to vanity laminate bench top (square edge), laminate doors. Range of s/steel handle options.
- Caroma Lab sink (laundry bath combo) and / or White Stone XS range vanity basin (or similar).
- Fully tiled shower recess.
- Wall tiling – varies with house design. Wide range of tile options available with \$50 per sqm supply allowance.
- S/steel towel rails, toilet roll holder, soap holder and robe hook.
- Close coupled back to the wall vitreous china toilet suite – various options available.
- Connections for washing machine.
- Range of chrome tapware options
- Mirror over vanity

BEDROOM

- Robes with sliding doors, hanging rod and shelves – varies depending on model

SERVICES

- Rinnai SG1751L – 175 Litre 1 panel solar hotwater service with gas or electric booster or similar.
- Smoke detectors as per regulations
- Phone point, TV point, power points, LED down lights & external weather proof lights, 2 x Hunter Pacific Eco ceiling fans

EXCLUSIONS – BUT CAN BE ADDED IF REQUIRED

- **Planning permit or Development Application documentation and fees**
- **Soil test, existing conditions/re-establishment survey, BAL assessment**
- **Garden lights, television antenna, security alarm**
- **Extra requirements for bushfire attack levels above LOW**
- **Termite treatment, if required or recommended**
- **Site works other than preparation for slab on flat site**
- **Service Connections & Fees**
- **Sewer, water, gas and stormwater runs more than 10m and deeper than 1.5m**
- **Landscaping, paving, pergolas and decks**
- **Clothesline, letterbox and house number**
- **Heating & cooling**
- **Floor & window coverings**
- **Travel – to be quoted, depending on location.**