

Easy Living Inclusions



Preliminaries

- + Soil report and contour survey from our independent Geotechnical engineers
- + Builders warranty insurance
- + Engineer designed slab in accordance to soil report
- + Building permit
- + 6 star energy report
- + BAL Report (Bushfire Attack Level)
- + Colour consultation with colour consultant
- + Developer approval applications (where required)
- + Pre site inspection

Connections

- + Single phase underground power
- + Telephone conduit and draw wire (connection by owner) + NBN
- + Connection of services (all connection points to be within the boundary)
- + Water mains
- + Gas supply
- + Sewer and stormwater connection
- + Dry tapping (recycled tapping will incur additional costs)

Base

- + Block up to 650m²
- + Up to 300mm of fall
- + Temporary fencing
- + Asset Protection
- + Engineer design slab up to H2
- + Termite barrier protection (if required)
- + Removal of spoil (excluding rock removal)

Interior

- + Pine timber framing according to Australian standards
- + 2440mm wall height
- + Roof pitch to 22.5 degrees
- + Plasterboard lined internal walls and ceilings
- + 55mm cove cornice throughout
- + 67mm x 18mm MDF primed skirting and architraves
- + Internal doors 2040mm x 820mm
- + Flush panel hinged doors with cushion stops
- + Chrome lever door handles
- + Privacy locks to toilet and bathroom
- + 2 coat internal wall and ceiling paint
- + 2 coat external painted areas timber top acrylic

Exterior

- + Cement Tiles
- + Builders Range Selkirk bricks (natural colour mortar and rolled joint profile)
- + Fascia, gutters and downpipes made from COLORBOND® steel
- + Colour through concrete to drive and porch
- + Fibre cement to wet areas
- + Light weight infills above windows brick infills to front only, excluding garage, facade specific.
- + Rinnai hot water system with continuous gas booster and 1 x solar panel (175 Litre tank)

Insulation

- + Up to including R2.0 batts to walls, R3.5 batts to ceiling
- + Full siltation wrap to external side of frame (joints to be lapped and taped)

External Doors and Windows

- + Aluminium powder coated sliding doors and windows including locks
- + Aluminium flyscreens to all openable windows
- + Weather door seals
- + Front entry feature door builders range based on façade design
- + Base entrance set to front, laundry, rear garage and garage door (pending design)

Garage

- + Sectional garage door made from COLORBOND® steel with remote control, as per plan (2 x hand held remotes)

Kitchen

- + 20mm reconstituted stone bench top, laminated cupboards and drawers as per plan
- + Franke Flash double bowl stainless steel kitchen sink
- + Single chrome flick mixer tap to sink base MKII taps
- + Cabinetry
- + Tiled splashback

Appliances

- + Designer 600mm hot plate and inbuilt fan forced oven
- + 600mm stainless steel slide out range hood
- + Dishwasher space (dishwasher not included)

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Laundry

- + Designer 45 Litre stainless steel laundry trough with cabinet and bypass
- + Single chrome mixer to trough including washing machine stops

Bathroom/Ensuite/WC

- + Laminated benchtop and cupboards
- + Chrome flick mixer to basins and bath
- + Vitreous china white vanity basin with polished edge mirror
- + Dual flush toilet suite
- + Designer 1525mm acrylic bath
- + 900mm x 900mm tiled shower base with semi frameless screen
- + Designer shower rose
- + Exhaust fan externally vented from ensuite and bathroom
- + Single chrome towel rail and toilet roll holder

Electrical

- + RCD safety switch and circuit breakers to meter box
- + Hardwired smoke detectors as per plan
- + 2 x TV points to roof space (cable to roof space)
- + 1 x Single LED strip light to garage
- + 1 x Telephone point (location to be determined by the builder)
- + 1 x Data points
- + LED downlights throughout. 13 Watt x 110 diameter white LED downlights (refer to electrical plans)
- + Power points as per electrical plan
- + NBN provision infrastructure on garage wall for future connections
- + 1 x Flood light

Heating

- + Gas ducted heating to all bedrooms and living

Flooring

- + Easy living range ceramic floor tiles (straight laid) kitchen, ensuite, bathroom, WC, laundry
- + Tiled skirtings to wet areas
- + Carpet and underlay to all bedrooms and living area

Storage

- + Vinyl sliding doors to all bedroom robes
- + Bedroom robes – single melamine shelving to robes (1 shelf, 1 hanging rail) as per plan
- + Pantry / Linen 4 melamine shelves
- + Broom – 1 melamine shelf

External Fixtures

- + 2 external brass garden taps with screw hose fittings to front and rear (location to be determined by the builder)

General

- + 25 year structural guarantee
- + 6 month maintenance inspection
- + Site clean and house cleaned on completion

Inclusions Confirmation

Date

Client 1 Signature

Client 2 Signature