

Complete 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 designed slab up to H2
- + Termite barrier protection (if required)
- + Removal of spoil (excluding rock removal)

Interior

- + Pine timber framing including according to Australian standards
- + 2590mm ceiling height
- + Roof pitch 22.5 degrees
- + Plasterboard lined internal walls and ceilings
- + 75mm cove cornice throughout
- + 67mm x 18mm MDF primed skirting and architraves
- + Flush panel hinged doors to linen and pantry
- + Melamine to all shelving (pending design)
- + Internal doors 2040mm
- + Flush panel hinged doors with cushion stops
- + Chrome lever door handles
- + Privacy locks to toilet and bathroom

Three Coat Paint Application

- + 3 coat internal wall and ceiling paint
- + 3 coat external painted areas timber top acrylic

Exterior

- + Eaves to front Façade (design specific)
- + Builders range cement tiles
- + Builders Range Selkirk brick selection (natural colour mortar and rolled joint profile)
- + Fascia, gutters and downpipes made from COLORBOND® steel
- + Coloured concrete to driveway and paths, porch and underneath clothesline
- + Brick infills above windows and doors (excluding garage door)
- + 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 sislitation wrap to external side of frame (joints to be lapped and taped)

External Doors and Windows

- + Weather seal to house/garage internal access door
- + Aluminium powder coated sliding doors and windows including locks
- + Aluminium flyscreens to all openable windows
- + Weather door seals
- + Barrier door to front entrance, alfresco and laundry (stacker doors not included)
- + Front entry feature door with clear glass plan specific - Corinthian builders range
- + Deluxe entrance set to front, laundry, rear garage and garage doors (pending design)

Garage

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

Kitchen

- + 20mm reconstituted stone benchtop, laminate cupboards and drawers as per plan
- + Franke Flash double bowl stainless steel kitchen sink
- + Under bench microwave provision and pot drawer (microwave not included)
- + Designer chrome curve swivel kitchen mixer
- + Matt cabinetry
- + Tiled splashback

Appliances

- + Artusi stainless steel 900mm freestanding stove
- + Artusi 900mm glass canopy or designer stainless steel canopy
- + Artusi VDW61 stainless steel dishwasher

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Laundry

- + Designer 45 Litre stainless steel laundry trough with cabinet and bypass
- + Single chrome flick mixer tap to laundry tub
- + Washing machine connections inside trough cabinet including chrome washing machine stops

Bathroom/Ensuite/WC

- + 20mm reconstituted stone benchtop laminate cupboards as per plan
- + Chrome flick mixer to basins and bath
- + Vitreous china white vanity basin with polished edge mirror
- + Complete living range toilet suites, closed Designer vitreous china with self-closing lid
- + 1525mm acrylic bath (pending design)
- + 900mm x 900mm tiled shower bases with semi frameless shower screen (pending design)
- + Designer adjustable shower rail flick mixer
- + Chrome double towel rail and toilet roll holder
- + Privacy locks to toilet and bathroom
- + Tiled skirting to wet areas
- + Feature tile strip to shower wall ensuite/ bathroom
- + Exhaust fan externally vented from ensuite and bathroom

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 TV antenna
- + 1 x Telephone point (location to be determined by the builder)
- + 2 x Data points
- + LED downlights throughout. 13 Watt x 110 diameter white LED downlights (refer to electrical plans)
- + 1 x Single LED strip light to garage
- + Power points as per electrical plan
- + NBN provision infrastructure on garage wall for future connections
- + 1 x flood light

Window Furnishings

- + Holland blinds to all windows and sliding doors (excluding: wet areas)

Heating and Cooling

- + Gas ducted heating to all bedrooms, living and bathroom
- + Reverse cycle split system to living area

Flooring

- + Standard builders range ceramic floor tiles (straight laid) to entry, ensuite, bathroom, WC, laundry, kitchen/meals and family
- + Floor tiles / laminated flooring (pending design)
- + Builders range carpet and underlay to bedrooms and lounge room (pending design)

Storage

- + Mirror sliding doors to all bedroom robes (design specific)
- + Single melamine shelf to robes including 1 hanging rail
- + Pantry / linen - 4 melamine shelves
- + Broom - 1 melamine Shelf

Landscaping and External Fixtures

- + 2 external brass garden taps with screw hose fittings to front and rear (location to be determined by the builder)
- + Basic landscaping to front - includes 10 assorted plants and 10m² of turf
- + Clothesline as per design
- + Letter box

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