

Essence Inclusions



A new generation of style and affordability.

Pre-Construction

- Soil report and Feature Survey
- Bushfire Attack Report
- Property Services Information
- 6 star Energy Report
- Building Permit
- Statutory Warranty Insurance
- 90 day maintenance
- One on One Colour Consultation

Site works & Connections

- Earthworks based on a 5 metre setback on a maximum size of 550sqm with up to 300mm of fall over the land.
- Engineered designed "M" class waffle slab:
 - 310mm overall height
 - 300mm wide perimeter beams
 - 3-L11 Trench mesh
 - 110 wide internal ribs with 1No. N12 bars
 - SL72 Top mesh
- Water connection to an existing dry tapping point within the building site.
- Connections to standard sewer and storm water points within the building site at a depth of up to 1.5m on a maximum site of 550sqm.
- Single Phase underground electricity connection to an existing dedicated electrical pit within 12m of the meter box and gas connection where available. (NOTE: Excludes electricity, gas and telephone consumer account, opening fees rock removal, bushfire protection measures and telephone conduits).

Structural

Single Storey

- 2440mm ceiling height with 90mm Pine frame.
- 22.5° roof pitch to house and garage with Pine roof trusses.

Double Storey

- 2440mm ceiling height with 90mm Pine frame to ground floor.
- 2440mm ceiling height with 90mm Pine frame to first floor.
- 22.5° roof pitch to house and garage with Pine roof trusses.

External

- Choice of Designer Facades (house specific) excluding feature finishes.
- Choice of clay wire cut bricks from Builders Category 1 Range with natural rolled mortar joints.

- Selection of concrete roof tiles from Builders Category 1 Range.
- Colorbond fascia, gutter and downpipes from Builders Category 1 Range.
- Window Infills: Brickwork over steel lintel to front elevation windows and painted fibre cement infills to remainder (Applicable to single storey homes and facade specific).
- Total of 2 garden taps:
 - 1 at meter location
 - 1 attached to dwelling

Double Storey

- Rendered lightweight cladding to first floor walls.
- Balcony (Double Storey only, Facade specific)
- Ceramic Floor Tiles selected from Builders Category 1 Range.
- Feature aluminium balustrade or lightweight cladding (refer to working drawings)
- Minimum 450mm Eaves to entire first floor only. (facade specific)
- Brickwork over steel lintels to ground floor only

External windows, Doors & Door furniture

- Designer aluminium powder-coated improved awning windows to front facade.
- Sliding windows to remainder of side and rear of dwelling.
- Keyed window locks to all openable windows.
- Designer aluminium powder-coated improved sliding door to Alfresco (house specific).
- Front Entry Door: Feature 2040 x 820mm with painted finish.
- Entrance Lock: Terrace entrance knob lockset.
- External Laundry Door: 2040 x 820mm solid laminated timber Full Lite with clear glazing and painted finish (house specific).
- External Garage door: 2040 x 820mm Tempered hardboard flush panel (house specific).
- External Garage and Laundry Door Locks: Terrace entrance knob lockset.
- Garage Pedestrian Door: Flush panel 2040 x 820 with Terrace entrance knob lockset.

Garage

- Sectional Colorbond Garage Door: Choice of Colorbond colours from Builders standard range with lockset.
- Painted timber beam over Garage Door opening to Single and Double Storey homes.

External Walls (House Specific)

- Integrated Garages: - Brick Veneer to Single and Double Storey homes.

Alfresco (House Specific)

- Undercover Alfresco area lined with painted plaster ceilings and concrete floor as part of slab (design specific).

Energy efficiency

- R2.5 Ceiling Batts to dwelling (excluding Garage, Porch and Alfresco ceilings)
- R1.5 Wall Batts to external house walls (including Garage/House common wall)
- Foil wrap to external walls including Garage (house common wall).
- Self-sealing exhaust fans to showers with draft stoppers.
- Rinnai solar hot water system with single roof panel and ground mounted 175 litre storage unit with natural gas booster.

Cornice, Skirting, Architraves & Internal doors

- 75mm Cove Cornice to House and Garage.
- 67 x 18mm Square Edge MDF skirting boards with painted finish.
- 67 x 18mm Square Edge MD architraves with painted finish
- 2040mm high hinged flush panel doors with painted finish.
- 2040mm high hinged flush panel doors to all robes and linen cupboards with painted finish.
- Chrome hinges, latches and striker plates throughout home.

Internal door furniture

- Designer 100 series leverset on round rosette to internal hinged passage doors.
- Chrome knob to robe and linen cupboards

Kitchen

- Designer Kitchen with laminated square edge with choice from Builders Category 1 Range of colours.

- Square edge laminated doors with choice from Builders Category 1 Range of colours.
- Fully modular cabinets with one bank of cutlery drawers
- Dishwasher provision with cold water connection and single power point.
- Pantry with 4 fixed white melamine shelves.
- Choice of Designer cabinetry handles from Builders Category 1 Range.
- Designer 1¾ bowl stainless steel sink with side drainer.
- Designer Kitchen chrome mixer tap

Kitchen appliances

- 600mm Stainless Steel Electric Underbench Oven.
 - 600mm Stainless Steel Gas Cooktop.
 - 600mm Stainless Steel Canopy Rangehood.
- (NOTE: Single Storey Homes ducted to roof space and Double Storey Homes vented through the external wall).

Laundry

- Metal cabinet with stainless steel trough including bypass.
- Chrome mixer tap with concealed washing machine stops.
- Linen cupboard with 4 rows of melamine shelving; Broom cupboard with single melamine shelf (house specific).

Ensuite & Bathroom

- Designer vitreous china inset basin.
- Designer laminated vanity unit with square edge laminated benchtop.
- Polished edge mirrors to full width of vanity.
- Designer semi framed 2000mm high shower screen with pivot door.
- Polymarble 900 x 900mm shower bases.
- Feature Designer acrylic bath.
- Dual flush toilet suites.
- Designer 3 piece chrome shower set.
- Designer chrome bath outlet and tapset.
- Designer chrome basin mixer tap.

Electrical

- Double power points throughout home (excluding fridge, microwave provision, dishwasher, garage sectional door).
 - Batten light holders throughout.
 - External flood light to Laundry external door.
 - 2 TV points with 5m of coaxial cable left in the ceiling for future antenna connection by client (if required).
 - One pre-wired wall plated telephone point to Master Bed.
 - Hardwired smoke detectors with battery backup.
 - RCD safety switch and circuit breaker to meter box.
- (NOTE: Refer to electrical drawing for indicative location of points).

Heating

- 3 Star Gas Ducted Heating Unit installed in roof space with digital thermostat hard wired to wall, ducted to living areas and bedrooms throughout (excludes wet areas).
- Total number of points and unit size are determined by supplier for maximum efficiency.

Floor & wall coverings

Floor Tiles

- Ceramic Floor Tiles: To Ensuite, Laundry, WC & Bathroom from Builders Category 1 Range.
- Tiled skirting: - To wet areas.

Wall Tiles

- Ceramic Wall Tiles: To Kitchen, Bathroom, Ensuite and Laundry. Selection from Builders Category 1 Range.

Paint

- 2 coat quality Flat Acrylic paint to all internal walls.
- 2 coat quality Flat Acrylic paint to ceilings.
- Quality Gloss Enamel paint to all interior skirting, architraves and doors.
- Quality Exterior to all exterior painted surfaces.

Stairs Double Storey only (House Specific)

- MDF staircase with carpet treads and painted handrail fixed to plaster wall.



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Client signature (1):

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Client signature (2):

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Sales consultant signature:

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Site address:

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Date:

NOTE: Granvue Homes reserves the rights to implement variations (including the make, model, size and or type) to the above product/s with substitutes of comparable standard subject to availability. Effective as of 13/09/18.