



# STANDARD INCLUSIONS SPECIFICATION

## ✓ 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 site of 550sqm with up to 300mm of fall over the land.
- Engineer designed "M" Waffle class 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 size of 550sqm.
- Single Phase underground electricity connection to an existing dedicated pit within 10m of the meter box and gas connection where available.  
(Note: Electricity, gas and telephone consumer account opening fees are excluded. Excludes rock removal, bushfire protection measures and telephone conduits).

## ✓ STRUCTURAL

- 2590mm ceiling height with 90mm pre fab pine frame to ground floor (design specific)
- 2440mm ceiling height with 90mm pre fab pine frame to first floor (design specific).
- 22.5° roof pitch to house and garage with Pine roof trusses.
- Integrated Garages: Brick Veneer to Single and Double Storey homes.
- Rendered lightweight infill over Garage Door opening to Single and Double Storey homes (design 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.
- Solar hot water system with single roof panel and ground mounted 175L storage unit with 20L natural gas booster.

## ✓ EXTERNAL

- Choice of clay wire cut bricks from Builders Category 1 Range with natural mortar and rolled 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 openings up to 3000mm wide (ground floor only). Lightweight infills over opening greater than 3000mm.
- Total of 2 garden taps:
  - 1 at meter location
  - 1 attached to dwelling
- Rendered lightweight cladding to first floor walls (design specific).
- Minimum 450mm Eaves to entire first floor only. (design specific)

## ✓ CORNICES, SKIRTING & ARCHITRAVES

- 75mm Cove Cornice to House and Garage.
- 67 x 18mm Square Edge MDF skirting boards with painted finish.
- 67 x 18mm Square Edge MDF architraves with painted finish.

## ✓ 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.
- Designer aluminium powder-coated improved sliding door to Alfresco (design specific).
- Keyed window locks to all openable windows.
- Front Entry door: Feature 2040 x 820mm with clear glazing and painted finish .
- Terrace entrance knob lockset: to front door, external garage door and laundry door (design specific)
- External Laundry Door: 2040 x 820mm WIN21 with clear glazing and painted finish or Designer aluminium powder-coated improved sliding door (design specific)
- External Garage Door: 2040 x 820mm Tempered hardboard flush panel (design specific).
- Sectional Colorbond Garage Door: Choice of Colorbond colours from Builders standard range.

## ✓ INTERNAL DOORS & DOOR FURNITURE

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

## ✓ KITCHEN

- Designer Kitchen with 20mm reconstituted stone benchtop.
- Square edge laminated doors with choice from Builders Category 1 Range of colours.
- Overhead cupboards with plaster bulkhead finish
- Fully modular cabinets with one bank of cutlery drawers and one bank of two pot 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 double bowl stainless steel sink with side drainer.
- Designer Kitchen chrome mixer tap.

## ✓ KITCHEN APPLIANCES

- Choice of either packages:
  - 900mm ARTUSI Stainless Steel underbench oven from Builders Category 1 Range.
  - 900mm ARTUSI Gas Cooktop from Builders Category 1 Range.
  - 900mm ARTUSI Undermount Extractor Rangehood from Builders Category 1 Range.

### OR

- 900mm ARTUSI Duel Fuel Upright Stainless Steel Cooker from Builders Category 1 Range.
- 900mm ARTUSI Stainless Steel Canopy Rangehood from Builders Category 1 Range.

(NOTE: Single Storey homes ducted to roof space and Double Storey homes vented through the external wall).

## ✓ ELECTRICAL

- Double power points throughout home (excluding fridge space, dishwasher space and 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 Bed 1.
- Remote control with two hand held transmitters and one wall mount transmitter.
- 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).

## ✓ LAUNDRY

- Stainless Steel trough with bypass set into custom built laminated cabinet.
- Chrome mixer tap with concealed washing machine stops.
- Linen cupboard with 4 rows of melamine shelving; Broom cupboard with single melamine shelf (design specific).

## ✓ ENSUITE, BATHROOM & POWDER (Design Specific)

- Designer vitreous china basin with chrome waste outlet from Builders Category 1 Range.
- Designer laminated vanity unit with 32mm laminated edge benchtop.
- Polished edge mirrors to width of vanity.
- Designer semi framed 2000mm high shower screen with pivot door.
- Recessed tiled shower base with chrome waste outlet to ground floor.
- Tiled shower base with hebel hob and chrome waste outlet to first floor (design specific).
- Feature Designer acrylic bath.
- Designer closed couple vitreous china duel flush toilet suite with soft close seat.
- Designer chrome basin mixer tap from Builders Category 1 Range.
- Designer chrome shower rail and rose from Builders Category 1 Range.
- Designer chrome shower mixer tap from Builders Category 1 Range.
- Designer chrome bath mixer tap from Builders Category 1 Range.
- Designer chrome bath spout from Builders Category 1 Range.

## ✓ FLOOR AND WALL COVERINGS

- Ceramic Floor Tiles to Ensuite, Laundry, WC, Bathroom and Powder. Selection from Builders Category 1 Range (up to 450 x 450mm). (Design specific).
- Tiled skirting: To wet areas (up to 100mm).
- Ceramic Wall Tiles: To Kitchen, Bathroom, Ensuite, Powder and Laundry. Selection from Builders Category 1 Range (up to 450 x 450mm). (Design specific).

## ✓ PAINT

- Taubmans 2 Coat Flat Acrylic Paint System paint to all internal walls.
- Taubmans 2 Coat Flat Acrylic Paint System paint to ceilings.
- Taubmans Gloss Enamel Paint to all interior skirting, architraves and doors.
- Taubmans Exterior to all exterior painted surfaces.

## ✓ HEATING

- 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.

## ✓ STAIRS (Double Storey only)

- MDF staircase with painted handrail.
- Newel post and timber balusters.