

BUILDER SPECIFIC INCLUSION RANGE

UPGRADED INCLUSIONS

2590mm nominal ceiling height to lower level in lieu of standard 2440mm

GENERAL INCLUSIONS

Construction Insurance, Public Liability & QBCC Home Warranty Insurance

Covenant, Certification and Council Application fees

Soil test, engineering report and full working drawings

All site costs included

Engineering plans

Engineer designed pine frame and roof trusses

N2/3 wind load construction as per engineer's specifications

2440h walls 70mm timber frame

6 Star Energy Rating

170L Energy Efficient hot water system

Insulation to ceilings

Wall wrap (reflective foil insulation paper) to external walls

Physical termite barrier

WARRANTIES

Six year Three month structural warranty

Twelve month maintenance warranty

EXTERNAL INCLUSIONS

Brick veneer masonry or rendered foam or light weight cladding (finish as per plans)

Colorbond Roof or Concrete Roof Tile as indicated on plans

Fascia, gutter and painted PVC down pipes

Panel lift garage door with remote control

Two external garden taps

Two external lights

Sewer connection to Council services

Underground Electrical Mains

Water connection to Council Services

Aluminium sliding windows and doors with keyed alike window locks

Fly screens to all windows and sliding doors

INTERNAL INCLUSIONS

All painting in standard three coat system

Skirting to be 68x12mm

Architrave to be 42x12mm

Redicote internal doors

Feature front door with glazing

Cushion stops to doors

Built-in robes to all bedrooms include shelf and rail

Linen press with four shelves

Cornice – Standard plaster cove corners

10mm plasterboard to all walls and ceiling

6mm Villaboard lining to wet areas

ELECTRICAL

Ceiling fan/light to each bedroom

Ceiling fan to alfresco (if applicable)

Air Conditioner (heating and cooling operative) to Living

TV outlets in Living, Media (if applicable) and Master

Bedroom

TV antenna

Power points to all bedrooms and appropriate areas

One phone point

Earth leakage safety switch

Smoke detectors as per BCA requirements – hard wired with battery backup

KITCHEN

20mm stone bench tops

Fully laminated cupboards and drawers

All doors and drawers to be 2mm PVC edged

Stainless Steel 60cm mechanical oven

4 burner cook-top

Stainless steel Rangehood

Stainless steel dishwasher

Overhead laminated cupboards

Chrome mixer tap to kitchen sink

1 ¾ bowl stainless steel drop in sink

Pantry as per plans

Tiling to kitchen splash back

Water tap for fridge

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LAUNDRY

Laundry tub to be 45L with suds bypass and poly cabinet

Tiling to floor and skirting

Tiled splash back to tub

FLOOR & WINDOW COVERINGS

Tiles to kitchen, living/dining and hallways, 400x400 ceramic tiles

Balance of house to have quality carpet with underlay

Garage floor to be steel trowel concrete finish

Window coverings to be roller blinds with chain drive (excluding bathrooms)

LIGHTING FIXTURES

Energy saving down lights to Living, Kitchen and Hallways

Fan/lights to Bedrooms

Single fluorescent tube lighting in Garage

BATHROOM & ENSUITE

20mm stone vanity tops

Brushed nickel steel handles to drawers & cupboards

All doors and drawers to 2mm PVC edged

Toilet suites with white vitreous pan – closed coupled

Mirror 900mm high by length of vanity

Full china vanity basin

Chrome basin mixers

Chrome towel rail and toilet roll holder

1525mm white acrylic bath

Shower rose with flexible hose

Framed clear glass shower screen with pivot door

Skirting tile to all walls in bathroom and toilets, 2000mm high in shower

Waterproofing to wet areas as per Australian Standards

LANDSCAPING

Driveway and pathway from drive to porch to be decorative concrete finish as per covenant requirements or builder's selection

Patio to be decorative concrete finish or tiled as per builder's selection

Estate covenant approved and numbered letterbox

Fold down clothesline with concrete pad and path

Fencing to covenant requirements and to include boundary and side gate

Turf and landscaped gardens to front and rear

Garden bed/s planted to suit aesthetics of home

Edging to all gardens