



## Select Inclusions List

### Across All Ranges:

- All Drafting, Engineering, Council, Energy, Water & Private Certification Compliance Certificates & Fees
- Services Connections to Electrical, Water Mains, Sewer & Storm Water
- 6 Star Energy Rating Report
- Built to Australian Standards & BAL- LOW (Bushfire) ratings
- 7 Year Structural Warranty
- 3 Month Defect Liability Period
- Site Preparation & Surveyor Set-Out
- Structural Timber Floor on Brick foundation or Concrete Slab on Ground
- MGP10 Pine Framing & Pine / Hardwood Composite Roof Trusses

### External Items:

- James Hardie Lightweight Cladding Options or Austral Homestead, Access, Everyday Life or Yarra Brick Veneer
- Double Glazed Aluminium Powder Coated Windows (to selected colour with clear glass)
- Colorbond Roofing Iron, Colorbond Fascia, Colorbond Guttering & Flashings with PVC Downpipes
- Aluminium Door Frame to Front & Back Doors
- Front Door from the Corinthian 'Windsor' Range
- Lockwood Mechanical 'Nexion' Entrance Door Hardware
- Aluminium Framed Glass Back Door
- All External Painted Surfaces (Claddings, Eaves, Downpipes)
- Plumbing to include 2 External Taps (1 / front & 1 / rear of the house)
- Driveway from Crossover to Garage & Path to Front Door only (up to 30m<sup>2</sup>)
- Ag Drains as required by the Engineer
- Clotheslines 32m Rotary or Duo Wall Mount
- Letter Box & Street Number
- All Rubbish Removed and Site Clean-up Completed Before Handover

### Internal Items:

- Wall, Ceiling & Underfloor Insulation to required R Rating
- 10mm Plasterboard Walls & Ceilings with Square Set Ceiling Joints
- EziTrim 92x12 Skirtings

- EziTrim 67x12 Architraves
- Corinthian DECO Internal Doors Throughout
- Lockwood Velocity Series Lever Set Door Hardware (privacy to bathrooms & toilets)
- Internal Painting to Ceilings, Walls and Woodwork up to 3 Colours of Premium Watty Paints
- Sliding Floor to Ceiling Robe Door Systems to Bedroom Robes and Hall Cupboards
- Robe Hanging & Shelving Inserts to all Robes & Cupboards (cut & installed by qualified joiners)
- Kitchen with Melamine Carcases, Vinyl Wrap Doors, Soft Closers and 20mm Stone Benchtops (overhead cupboards included)
- Glass Splashbacks to Australian Standards
- Kitchen Appliances by ILVE (Electric 60cm Pyrolytic Oven, Induction 60cm Cooktop, Undermount 60cm Rangehood & Dishwasher)
- Kitchen: Franke Undermount Sink & Methven Sink Mixer
- Laundry with Melamine Carcases, Soft Closers and 33mm Laminate Benchtops (overhead cupboards not included)
- Laundry: 45 Litre Caulfield Sink & Alpine Sink Mixer
- Bathroom / Ensuite: Timberline Bargo Vanity & Methven Basin Mixer
- Bathroom / Ensuite: Methven Shower Mixer / Brasshards Mixx Twin Shower / Tiled Shower Base / Semi Frameless Shower Screen
- Bathroom: Decina Surrey or Kent Freestanding Bath to Main Bathroom
- Bathroom: Methven Bath Mixer / Brasshards Mixx Bath Outlet
- Bathroom / Ensuite: Brasshards Mixx Double Towel Rail & Toilet Roll Holder
- Bathroom / Ensuite: Frameless Mirror or Timberline Bargo Shaving Cabinet Above Vanity
- Surrey Wall Faced Toilet Suites
- Aquamax 160L Hot Water Cylinder 1 Bathroom House / 250L Hot Water Cylinder 2 Bathroom House
- Tiled Floors to Wet Areas from Select Tile Range
- Floor to Ceiling Tiles in Bathroom & Ensuite from Select Range
- Carpet from Select Range to Bedrooms & Living Rooms
- Laminate Floating Floor from Select Range to Remainder
- Full Builders Clean on Completion

### **Electrical Items:**

- Clipsal Iconic range DGPOs 2 per room minimum, 3 in Kitchen and 1 in Hallways
- Clipsal Iconic range SGPOs for Fridge, Rangehood, Microwave and Dishwasher
- All switches large plate not on architrave from the Clipsal Iconic range
- Front sensor light and rear door wall light
- 3 LED downlights to Kitchen, 6 to Lounge/Dining area, 1 to smaller Bedrooms and 2 to Master Bedrooms and 3 to Hallway
- 3 Pendant lights to Kitchen island bench
- Supply NBN lead in conduit and draw wire from Telstra MDF box at front of house to central position in house complete with a SGPO
- 2 spot IXL Tastic to Ensuite, 4 spot IXL Tastic to Main Bathroom
- Ceiling fan to internal Toilets switched with light
- 7.2 KW Fujitsu wall mounted Heat Pump
- 1 only TV outlet with CAT5 data cable complete with aerial roof mounted

- 1 only phone outlet wired from NBN hub
- Garage 2 only twin Fluro fittings undiffused
- Hardwired Smoke detectors as required to Australian Standards

**Other Items:**

- An Allowance up to 20 Metres is made for Plumbing and Electrical Connections
- No Allowance has been made for Major Excavations or Rock Breaking
- Our Price is Based on a level Building Site
- Our Price is Based on a Cleared Site with a Stable Soil Classification
- No Allowance for Fencing or Landscaping
- No Allowance for Window Furnishings

