

# INFINITY JUNE 2018 - NSW INCLUSIONS



## 6 STAR RATED ENERGY EFFICIENCY



### PRE CONSTRUCTION

- ✓ Engineers soil report & slab design
- ✓ Council building application fees (standard applications based on Local City Council requirements excluding town planning, bonds etc.)

### SITE WORKS - FOUNDATIONS & CONNECTIONS

- ✓ Fixed price site works including cut/fill and retaining walls as required
- ✓ Engineer designed concrete slab & footings with control joints where applicable
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Storm water connections to existing serviceable connection points
- ✓ Water connection from pre-tapped water main

### ENERGY EFFICIENCY

- ✓ 6 Star Rated as per Government regulations
- ✓ R3.0 ceiling batts to ceiling area excluding garage and external roof area
- ✓ R1.5 walls batts to external walls
- ✓ Wall wrap to external stud walls
- ✓ Gas instantaneous hot water system
- ✓ Weather seals fitted to external hinged doors

- ✓ 500 KPA water pressure limiting device
- ✓ Energy efficient LED lights to dwelling, fluorescent lights to garage
- ✓ 7kw wall mounted split system reverse cycle air conditioner to main living area
- ✓ 2.5kw wall mounted split system reverse cycle air conditioner to Bed 1

Purchaser Initials \_\_\_\_\_



#### KITCHEN INCLUSIONS

- ✓ Laminate finish cupboards with manufactured stone bench tops in the standard Builders range
- ✓ Omega 600mm wide stainless steel under bench oven
- ✓ Omega 600mm wide stainless steel gas cooktop
- ✓ Omega freestanding stainless steel dishwasher
- ✓ Omega 600mm wide stainless steel retractable rangehood
- ✓ Stainless steel under mount kitchen sink
- ✓ Chrome sink mixer
- ✓ Feature plaster bulkhead to kitchen overhead cupboards

- ✓ Dual flush vitreous china suite with standard seat
- ✓ White ceramic above counter basins

#### BATHROOM, ENSUITE & TOILET

- ✓ Laminate finish with wall mounted vanities with manufactured stone bench tops in the standard Builders range of colours & door handles, including drawer unit to vanity where applicable
- ✓ Clear laminated semi frameless shower screens with powder coated aluminium frames in the standard Builders range of colours
- ✓ Tiled 450mm x 450mm niche to bathroom and ensuite shower
- ✓ Decina white acrylic bath (1510-1650mm – home design specific, where applicable)
- ✓ Armada Raymor hand held shower arm and rail to ensuite and bathroom showers
- ✓ 900mm high polished edge mirrors fitted to the same width as the vanity unit
- ✓ Chrome mixer tap ware
- ✓ Chrome metal double towel rails and toilet roll holders. Towel rings to ensuite

Purchaser Initials \_\_\_\_\_



### BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Select range of clay bricks from the Builders standard range
- ✓ Brickwork over all doors and windows (where applicable), infill over garage (Note - façade specific)
- ✓ Natural mortar with raked joints
- ✓ Powder coated aluminium windows in the standard Builders range of colours with clear glass
- ✓ Powder coated aluminium fly screens to all openable windows and security screens to all hinged and sliding doors (excluding entry door)
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Concrete roof tiles, or Colorbond metal roof (on specific facades), in the standard Builders range of colours and profile. Roof covering is subject to developers' approval where estate covenants may dictate use of certain roof types
- ✓ Auto Sectional garage door to the front facade of the Garage in the standard Builders range of colours including (2) handsets
- ✓ Colorbond fascia & gutter in the standard Builders range of colours
- ✓ Holland blinds to all windows and sliding glass doors. Venetians wet areas.
- ✓ Toilet & Laundry floors 400mm splashback over laundry tub
- ✓ Polished porcelain floor tiles to Kitchen, Meals and Family area as per plan
- ✓ Builders range carpet to Bedrooms, Lounge & Dining as per plan

### CERAMIC TILING

- ✓ Porcelain tiles to Bathroom & Ensuite floors, 2000mm high porcelain tiles to showers, 600mm high above bath and single row of skirting tiles to Wet Areas and Laundry
- ✓ Kitchen splashback to underside of overhead cupboards

Purchaser Initials \_\_\_\_\_



## ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point
- ✓ Minimum 1 double power point to each room
- ✓ Two (2) television points (complete with 6 lineal metres of cable and antenna)
- ✓ Smoke detectors (hard wired with battery backup)
- ✓ Pre-wiring for two (2) Telstra phone points
- ✓ Weatherproof bunker external light fittings

## STANDARD INTERNAL FEATURES

- ✓ 2590mm nominal raised ceiling height to ground floor and 2440mm nominal to upper floor
- ✓ Paint grade flush panel internal passage doors
- ✓ Chrome internal lever door sets
- ✓ Door stops and catches throughout
- ✓ 90mm paint grade coved cornice, 42mm paint grade splayed architraves & 68mm paint grade splayed skirting
- ✓ Three (3) coat internal wash & wear wall paint system to Paint Manufacturers standard specifications
- ✓ Two (2) coats to ceiling to Paint Manufacturers standard specifications
- ✓ Mirrored sliding robe doors and single rail and shelf to wardrobes. Vinyl sliding doors to linen
- ✓ 45 litre acrylic Laundry tub
- ✓ AAA Rated water saving shower heads/tapware

## STANDARD EXTERNAL FEATURES

- ✓ Paint grade external front door with clear glazing
- ✓ Tempered Hardboard External Hinged Doors to other External Doors if applicable

- ✓ Chrome exterior lever set to front entry
- ✓ Double cylinder deadlock to all external hinged doors
- ✓ Two (2) coat external paint system to external trim and doors to Paint Manufacturers standard specifications
- ✓ Two (2) external garden hose taps
- ✓ Colour through concrete driveway and pathways
- ✓ Integrated slabs to porch and patios with tiled finish (where applicable)
- ✓ Landscaping including A grade turf to front and rear yard and garden bed to front garden with concrete edging
- ✓ Fencing to side and rear boundaries. Stained timber slat returns and gate to one side. Fencing is subject to developers' approval where estate covenants may dictate use of certain fencing types
- ✓ Fold down clothesline with concrete pad and path to Laundry
- ✓ Feature pillar letterbox to complement house

## WARRANTIES

- ✓ Six month defects liability period
- ✓ Statutory 7 years structural warranty

Purchaser Initials \_\_\_\_\_