

STANDARD INCLUSIONS

EXTERNAL CONSTRUCTION	DETAIL
Preliminaries / Connection of Service	Building Permit, construction warranty insurance. Connection to gas, single phase electricity and water Sewer and stormwater connected to existing legal point of discharge
Foundations	Slab to engineer's design Termite treatment including slab penetration barriers
Framing	Timber framing to Australian Standards External door seals to all external access doors Ceiling height to ground, first and second floors as per plans Engineers floor trusses and particle board flooring
External	Acrylic render installed to lightweight (or equiv) to walls as per plans Horizontal /vertical cladding to walls as per plans Balcony with screening and floor tiles as per plans Refer to plans for external materials and finishes schedule
Roofing	Colourbond roof Refer to plans for roof type
Entry Door	Entrance door to suit design
Windows	Powder coated aluminium awning/sliding windows with clear glazing Translucent glazing to overlooking windows
Flyscreens	Powder coated aluminium framed fly screens to all operable windows with fibreglass mesh
Landscaping	All landscaping to be completed as per Town Planning landscaping plans including mulch, garden beds, pavers, driveway.
Garages	Garage door as per plans Remote control unit with one handset and one wall mounted bracket
INTERNAL	
Flooring	Tiles to all wet areas (600mm x 300mm) Laminate flooring to entry and kitchen/ open living area Carpet to stairs, passage, bedrooms, robes
Internal Doors	All internal door heights to be 2040mm throughout with door stops Lever door furniture
Stairs	MDF painted internal stairs with plaster balustrade Timber handrail with paint finish as per specified paint finishes
Electrical	Smoke detectors as per Australian Standard Self-closing exhaust fans to all internal wet areas and all showers 2 x TV points including antenna 2 x Data points Safety switch and circuit breakers to power circuits Double Power Points: 3 master bedroom, 3 other bedrooms, 3 living area, 1 bathroom, 2 kitchen, 1 garage, 1 laundry Single Power Points: 1 pantry for microwave, 1 fridge cavity, 1 dishwasher LED downlights: located internally throughout Fluorescent: garage
Bedroom	One white melamine shelf and hanging rail in robes Vinyl sliding doors to master bedroom robes (unless WIR shown) Vinyl sliding doors to other bedroom robes Carpeted throughout, including robes

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Bathroom	Semi frameless shower screens Mixer shower tapware with rose on rail Tiled shower base 20mm reconstituted stone benchtops with laminate cupboards Above counter basin with mixer tapware Ceramic wall tiles to shower recess to ceiling (300mm x 600mm horizontal stack) Ceramic wall tiles to basin splashback Silver backed mirror with polished edge to all vanity units Towel rail, shower shelf, and toilet roll holders Close coupled toilet suite
Laundry	Free standing laundry trough cabinet Tiles to splashback
General	Ceiling cornice to bedrooms Square set cornice to living and kitchen and hallways Three coat interior paint to walls ceilings, skirtings and architraves
HEATING & COOLING / HWS	
Living Area	Wall mounted split system to main living area
Bedrooms	Radiant heat panels to bedrooms
Hot water Service	Solar Hot water system with continuous flow gas booster.
INSULATION	
Ceiling	Insulation as per 6 star energy reports
Wall	Insulation as per 6-star energy reports
KITCHEN	
Benchtops	20mm reconstituted stone benchtops with shadow line Tiles to splashback (300mm x 600mm) horizontal stack Stainless steel sink with mixer tap Pantry with melamine shelves (single power point for microwave) Laminate cupboard doors with timber handles 1 bank of 4 cutlery drawers
Appliances	EURO 600mm stainless steel electric under bench oven EURO 600mm stainless steel gas cooktop EURO 600mm undermount rangehood EURO stainless steel dishwasher